

**WILSONVILLE CITY HALL  
DEVELOPMENT REVIEW BOARD PANEL A**

**MONDAY, MAY 11, 2015 - 6:30 P.M.**

I. **Call To Order:**

II. **Chairman's Remarks:**

III. **Roll Call:**

Mary Fierros Bower Kristin Akervall  
Lenka Keith James Frinell  
Ronald Heberlein Council Liaison Julie Fitzgerald

IV. **Citizen's Input:**

V. **City Council Liaison's Report:**

VI. **Consent Agenda:**

**A. Approval of minutes of April 13, 2015 DRB Panel A meeting**

Documents: [April 13 2015 Minutes.pdf](#)

VII. **Public Hearing:**

**A. Resolution No. 301**

**Montague Park: Stacy Connery, AICP, Pacific Community Design, Inc. - Representative for Rudy Kadlub, RCS - Villebois Development – Applicant/ Owner.** The applicant is requesting approval of a Preliminary Development Plan, Final Development Plan, Type C Tree Plan and Specific Area Plan (SAP) Refinement for development of a 2.9 acre private neighborhood park with public access. The subject property is located on Tax Lot 3100 of Section 15AC, T3S, R1W, Clackamas County, Oregon. Staff: Daniel Pauly

Case Files: DB15-0002 Preliminary Development Plan  
DB15-0003 Final Development Plan  
DB15-0004 Type C Tree Plan  
DB15-0005 Specific Area Plan (SAP) Refinement

***The hearing regarding case files DB15-0002 through DB15-0005 was continued to this date and time certain at the April 13, 2015 DRB Panel A meeting.***

Documents: [Montague Park addl materials.pdf](#)

**B. Resolution No. 304**

**Villebois Neighborhood Park Swim Center: Stacy Connery, AICP, Pacific Community Design, Inc. - Representative for Fred Gast, Polygon NW Company - Applicant.** The applicant is requesting approval of a SAP Amendment with Master Plan Refinement, a Preliminary Development Plan Amendment and Revised Final Development Plan for a modification to Neighborhood Park 5 (NP-5) for the addition of a

community building and outdoor swimming pool and associated improvements. Properties involved are Tax Lot 1446, Section 15AB and Tax Lot 180, Section 15, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Staff: Daniel Pauly

Case Files: DB15-0017 Specific Area Plan Amendment with Master Plan Refinement

DB15-0018 Preliminary Development Plan Amendment

DB15-0019 Revised Final Development Plan

Documents: [NP-5 Swim Center SR. Exhibits.pdf](#), [Exhibit B1.pdf](#), [Exhibit B2.pdf](#), [Exhibit B3.pdf](#)

#### VIII. **Board Member Communications:**

##### **A. Results of the April 27, 2015 DRB Panel B meeting**

Documents: [DRB B April 27 2015 Results.pdf](#)

#### IX. **Staff Communications**

#### X. **Adjournment**

Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting. The City will also endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting.

- Qualified sign language interpreters for persons with speech or hearing impairments.
- Qualified bilingual interpreters.
- To obtain such services, please call the Planning Assistant at 503 682-4960

**DEVELOPMENT REVIEW BOARD MEETING**

**MONDAY, MAY 11, 2015**

**6:30 PM**

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**VI. Consent Agenda:**

- A.** Approval of minutes from April 13, 2015 DRB Panel  
A meeting

**Wilsonville City Hall  
29799 SW Town Center Loop East  
Wilsonville, Oregon**

**Development Review Board – Panel A  
Minutes–April 13, 2015 6:30 PM**

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**I. Call to Order**

Chair Mary Fierros Bower called the meeting to order at 6:30 p.m.

**II. Chair’s Remarks**

The Conduct of Hearing and Statement of Public Notice were read into the record.

**III. Roll Call**

Present for roll call were: Mary Fierros Bower, Lenka Keith, Kristin Akervall, James Frinell, Ronald Heberlein, and City Council Liaison Julie Fitzgerald.

Staff present: Barbara Jacobson, Steve Adams, and Daniel Pauly

**IV. Citizens’ Input** This is an opportunity for visitors to address the Development Review Board on items not on the agenda. There were no comments.

**V. City Council Liaison Report**

**Councilor Fitzgerald** reported that during the recent work session, City Council discussed system development charges (SDCs), which generates revenue for the City to accommodate necessary improvements. There had not been a change in SDC charges since about 2007, so Council would be reviewing and comparing Wilsonville’s SDCs to other cities to determine what changes might be necessary.

- The Leadership Academy continued to meet and was a very active group of about 30 citizens. The next meeting would be held April 17, 2015.
- She noted that she was the Council liaison to the Transit Master Plan Task Force, a diverse committee of more than a dozen citizens who have an interest in transit. The Transit Master Plan was a way to evaluate how the SMART bus routes work, how the fees were funding the program, connections to TriMet, and how SMART was serving the public in the most efficient way.
  - Most of the revenue for the SMART Transit Program was generated by business taxes, and Council/Wilsonville was really appreciative of the businesses that fund the SMART Program. The program started 26 years ago because citizens decided to replace TriMet as the local transportation system, and so far SMART has continued to be less expensive than TriMet.
- She reminded that the World of Speed Grand Opening would be April 24, 2015.

**VI. Consent Agenda:**

A. Approval of minutes of January 13, 2015 DRB Panel A meeting

**Lenka Keith moved to approve the January 13, 2015 DRB Panel A meeting minutes as presented. Kristin Akervall seconded the motion, which passed 3 to 0 to 1 with James Frinell abstaining.**

B. Approval of minutes of February 9, 2015 DRB Panel A meeting

**James Frinell moved to approve the February 9, 2015 DRB Panel A meeting minutes as presented. Lenka Keith seconded the motion, which passed 3 to 0 to 1 with Kristin Akervall abstaining.**

**VII. Public Hearing:**

- A. Resolution No. 301. Montague Park: Stacy Connery, AICP, Pacific Community Design, Inc. – Representative for Rudy Kadlub, RCS – Development – Applicant/ Owner.** The applicant is requesting approval of a Zone Map Amendment from Public Facility (PF) to Village (V), a Preliminary Development Plan, Final Development Plan, Type C Tree Plan and Specific Area Plan (SAP) Refinement for development of a 2.9 acre private neighborhood park with public access. The subject property is located on Tax Lot 3100 of Section 15AC, T3S, R1W, Clackamas County, Oregon. Staff: Daniel Pauly

Case Files:	DB15-0001	Zone Map Amendment
	DB15-0002	Preliminary Development Plan
	DB15-0003	Final Development Plan
	DB15-0004	Type C Tree Plan
	DB15-0005	Specific Area Plan (SAP) Refinement

*The DRB action on the Zone Map Amendment is a recommendation to the City Council.*

**Chair Fierros Bower** called the public hearing to order at 6:38 p.m. and read the conduct of hearing format into the record. Chair Fierros Bower, Lenka Keith, and Kristin Akervall declared for the record that they had visited the site. No board member, however, declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

**Kristin Akervall** declared for the record that she was a Villebois resident, but that would not affect her decision.

**Daniel Pauly, Associate Planner**, announced that the criteria applicable to the application were stated on page 2 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room.

**Mr. Pauly** briefly described the proposed park site's location, noting that the name, Montague Park, was to honor a longtime Wilsonville resident, but was given a more European pronunciation. He presented the Staff report via PowerPoint with these key additional comments:

- On March 12<sup>th</sup>, the Parks and Recreation Advisory Board reviewed the park's plans and recommended that the DRB support the park design with some additional considerations regarding how complementary the pickle ball and basketball uses would be, as well as the potential for adding a drinking fountain component to the proposed water bottle fill station.
- He briefly reviewed the hierarchy of park types found in Villebois Village Master Plan, noting that Montague Park would be the last of the neighborhood parks to receive land use approval, pending the changes for Neighborhood Park 5 which would be discussed in the coming months.
- He reviewed the application requests as follows:
  - The Zone Map Amendment was fairly straightforward as the site still had Public Facility zoning consistent with other portions of the Dammasch State Hospital campus. This amendment would update the zoning to a Residential Village Comprehensive Plan designation like all of Villebois.
  - SAP-Central Modification and Master Plan Refinements
    - Phasing Update. Four phases had been built or partially built from the phasing plan previously submitted, and as proposed, this project would be Phase 5. Besides making Phase 5 as the next phase constructed, the Applicant also changed Phases 6 and 7, which were adjacent to existing development and expected to be built in applications coming forward or currently under review.
    - He entered the SAP Central Phasing Plan Update distributed to the Board into the record as Exhibit B3, which would replace Sheet 9 in the plans originally submitted. The big

change was that Phase 6 on Exhibit B3 was formerly identified as Phase 13. The phasing plan had been adjusted based on updated knowledge of how the SAP was likely to be built out. Exhibit B3 would update all references to phasing throughout the Staff report.

- The Master Plan Refinement. He displayed a list of specific neighborhood and regional park amenities from the Master Plan, noting the preliminary list of amenities was more than a decade old now, so as the community was involved and the final design reviewed, some changes were requested.
  - Per the Code, refinements were allowed as long as the changes to the nature of the location of park type, trails, or open space, did not significantly reduce function, usability, connectivity, or overall distribution or availability of park uses in the surrounding neighborhood. The Code did not necessarily address restricting changes to park amenities.
  - He described the Applicant's proposed changes to the amenities in Montague Park, which included the addition of amenities not currently listed in the Master Plan, as follows:
    - Replace drinking fountains with water bottle filling stations due to the prevalent use of personal water bottles and because filling stations more sanitary than traditional drinking fountains. The Applicant could speak to whether they would be adding a traditional drinking fountain as well. Initially, Staff was supportive of the water bottle fill station as a replacement.
    - Exclude barbecues, which were seen as a safety and maintenance issue, especially by the City's new Parks Director, as well as within the industry. Given the modern prevalence of smaller propane or other heat source barbecues that people bring into parks, Staff supported eliminating barbecues as did the Parks Board.
    - Add a pickle ball court. Pickle ball had become a growing sport and there was a lot of demand for facilities.
      - A basketball hoop was preliminarily planned as part of the pickle ball court, but the compatibility of sharing the same court was a concern, due to the need to remove the net and retrieving balls that might go over the fence, but there were different ideas the Applicant could speak to.
        - One idea was to make the basketball net adjustable to give smaller children the opportunity to play since larger courts were generally used by older children and adults.
    - Add a circuit training area in a natural setting of the park.
    - Add a nature play area.
    - Exclude restrooms, which were a nice amenity in a park, but might be more appropriate for a public park. Montague Park was intended to primarily serve immediately surrounding neighbors who would have nearby access to restrooms in their homes.
      - For visitors, a public restroom was proposed in Regional Park 5, which the City fully supported. That restroom would be as close as 900 ft, and 1,500 ft, at its furthest point, away from Montague Park. Other restrooms were nearby as well.
      - Staff tried to understand why a restroom was put in this neighborhood park. It was unclear if the restroom idea came before or after the neighborhood park designation or the designation as a private park.
      - The park's amenities were to support gatherings at the amphitheater, which was not as large as originally proposed. Now, the proposed capacity, both in terms of programming and seating would not draw a large crowd like in a large park where there would be restrooms. Less formal, more local, ad hoc performances were now envisioned not, rather than big, organized events.
      - There was no precedent for restrooms being open to the public on a private HOA park. Most public neighborhood-scale parks, such as Courtside Park or River Fox, did not have public restrooms.

- Restrooms were expensive to build and maintain, which would be a burden to a relatively few property owners to maintain for the broader public when they had access to facilities in their homes nearby.
- The pattern throughout Wilsonville in terms of public restrooms was that overall, larger parks, such as Memorial Park and Murase Plaza that hold large events and have water features, and Town Center Park, all have restrooms. A couple smaller parks have restrooms, although it was unclear why. Boones Ferry Park was an older park that did get quite a bit of use. Canyon Creek Park had a restroom, but park maintenance personnel said it did not get a lot of use yet it still required City maintenance two to three times per week. The HOA would have to hire someone or find a volunteer from the HOA to regularly maintain the restroom in Montague Park.
- With availability nearby, the nature of the park, and balance with the expense, the City, as well as the Parks Board, supported omitting the restroom as an amenity at Montague Park, which was part of the refinement request.

**Ms. Akervall** asked about the location of Regional Park 5 and when the restrooms would be completed.

**Mr. Pauly** indicated the locations of Regional Park 5, as well as the newest park, Edelweiss Park, which currently had pickle ball courts. The application for the restrooms was being actively worked on, so the restrooms would likely be built either this summer or next.

**Ms. Akervall** asked about the City's plans for the port-a-potties at another park near the Piazza.

**Mr. Pauly** stated Mr. Kadlub, who was present, knew a lot more about the current and future plans. He understood accommodations were made to put port-a-potties near the Piazza during large events held there. The facilities would come and go, and were unlocked as part of the rental of the space for a planned event. He indicated the Piazza's location on the map, adding the Applicant could provide more information about the situation with the restroom facilities near the Piazza.

- He confirmed there were no plans for port-a-potties in Hilltop Park (Montague Park) as there would not be events large enough to attract a large crowd to warrant that need.

**Ms. Akervall** asked how big Canyon Creek Park, which had a restroom, was compared to the proposed park.

**Mr. Pauly** replied Canyon Creek Park did not have many amenities. There was a trail under the power lines, a picnic table, and open area. There was no playground and not a lot of parking. It was not designed as a destination place but rather maybe where a jogger could stop on a run. The Parks Department believed joggers using the trails were the typical users at that park.

**Mr. Pauly** continued with his presentation of the Staff report as follows:

- He reviewed the Preliminary Development Plan (PDP) and Final Development Plan (FDP) together, noting that working with the contours of the park was an important aspect of the park design, as well as the existing trees, especially the rows of trees that were planted on the east side of the property.
  - The trails and paths through the park which were amenities in their own right did a good job connecting the different amenities while also allowing passage through the park.
  - Per the Master Plan, no parking was allowed next to parks in Villebois by design to ensure a view shed was maintained into those parks from the public realm.
  - For Montague Park, primarily because the view shed was diminished due to grade differences and the density of the residential development surrounding it, on-street parking was provided around the park with pedestrian access from those residential areas.

- There was no constant sidewalk along the street frontage of Orleans Ave, which had less traffic than Costa Circle. There was a through passage along Costa Circle, but rather than duplicating another path right along the street, intermittent pathways were provided for access.
- A key consideration was the intention that not a lot of people would drive to this park, as the design reflected. The parking would serve what would likely be row homes or apartments across the street.
- He presented several slides, describing and indicating the location of key amenities within the park with these key additional comments:
  - The single pickle ball court on the northwest side of the park was designed into the ground to help address noise concerns.
    - The feasibility of the basketball hoop was still being explored and would not be required if the DRB found it would not work. Having an adjustable basketball hoop for smaller children was not feasible and there was no easy way to take the pickle ball net up and down to make it a dual-use court.
  - If feasible, the old Dammasch State Hospital flagpole would be relocated next to the paved plaza near the picnic shelter as a reminder of the history of that former use.
    - The proposed shelter was more urban-looking than some other shelters, but it would provide a nice interface between what would be quite a dense area and the more natural setting of the park.
  - The natural picnic area with picnic tables would provide a view of Mt Hood.
  - In response to some comments received, the Applicant was willing to move some benches around to ensure parents had plenty seating while watching their children play on the child play structure and in the nature play area across the path.
  - The Applicant was also willing to put electricity on both sides of the stage in the amphitheater.
  - Artificial turf would be used for the putting green due to maintenance concerns, but the Applicant would try to make a seamless transition into the natural plantings around it.
- Type C Tree Plan. Of the 85 trees on site, approximately 70 percent were proposed for removal. A little more than half were being removed due to health reasons. The arborist recommended removal, expressing both in writing and in person that the hedgerows, the planted rows of the cedar and Douglas fir, had health concerns and were not sustainable long-term. The Applicant had hoped the trees would be in better condition and be able to be maintained.
  - Displaying Tables 1 and 2 from the application (Slide 25), he reminded that P stood for Poor condition, and when compared to the species, more Douglas fir and western red cedar were being removed.
  - In the Moderate rating, five were being removed due to condition. He noted that the vast majority of the 20 Moderate trees proposed for removal were in a single row located right where the amphitheater was proposed.
    - Because of the grading for and design of the amphitheater, the overall park design to allow views of Mt Hood, and the poor condition of trees within that row, the decision was made to take out the entire row of trees, which would result in a better long-term design for the park. No Good trees were identified in the row of trees.
  - He reminded that the Poor, Moderate, Good, and Important tree ratings were based on the Master Plan and had been used consistently throughout all phases of Villebois.
  - Two Good trees proposed for removal due to condition. One tree's removal had to do with adjacent removals and decreasing the risk of tree failure due to exposure to the elements. The other Good tree had a fungus. Although currently in Good condition that fungus would deteriorate the health fairly quickly so it was removed.



- The one Good tree being removed due to construction was necessary for Orleans Ave to be straight.

**Chair Fierros Bower** requested clarification about the removal of two Good trees due to condition.

**Mr. Pauly** cited the arborist's report, which stated, "One is a Douglas fir without major defects but has grown up competing with adapting to shelter from the adjacent trees. Removal of the adjacent trees because of poor condition for the purposes of construction necessitates removal of this tree, which would represent an increased risk for failure with exposure from adjacent tree removal." Essentially, putting a Douglas fir that had grown in a forest out in the open would increase its risk of failure. He continued, "The other is also a large Douglas fir with a relatively vigorous crown, but with basal swelling and mushrooms at the base of the tree, which were positively identified as Velvet-Top Fungus. This fungus causes extensive butt rot and infected trees in extreme decay may result in stem breakage or wind throw, especially losing large limbs and such." The report suggested, "Infected trees should be removed from the area with the target potential because of the hazardous condition."

**Ms. Akervall** confirmed the entire row of evergreen trees would be removed and asked if it was possible to save some of the trees to stand in for the trees behind the amphitheater.

**Mr. Pauly** noted grading was required for the amphitheater.

**Ms. Akervall** confirmed the construction equipment could damage any unremoved trees.

**Mr. Pauly** reiterated that because the trees had all grown up together, taking some neighboring trees out would increase the risk to any trees left.

- He noted some conditions of approval unique to this particular project.
- He explained that the general rule in Villebois was that parks and streets must be done prior to the issuance of 50 percent of the building permits for the development. In this case, however, because the PDP was the park that condition was not included. Typically, the City had the building permits to hold should there be any issues down the road. Therefore, some conditions of approval addressed the legal documents associated with this project that needed to be recorded. An operational agreement was required, the public access easement had to be recorded and bond had to be posted.
  - The operation and maintenance agreement defined not only the park, but also the adjacent right-of-way, who maintained the street trees, etc. This agreement was done for all phases in Villebois and needed to be done for Montague Park.
  - The public access easement that would be granted over the park needed to be recorded. Because the City did not have that 50 percent to go back to, the condition simply required that the easement be recorded prior to the Building Department issuing a grading permit.
  - Because there was no completeness, a condition also required bond to be posted prior to that grading permit to guarantee construction within 18 months of pulling those permits.

**Chair Fierros Bower** called for the Applicant's testimony.

**Rudy Kadlub, President, Costa Pacific Communities, Master Developer of Villebois**, stated the Applicant concurred with Staff's recommendations, adding that the landscape architect and engineers were present and available for any technical questions.

- Regarding trees, the designations of Poor, Medium, Good, and Important were designated in 2003 or 2004, when the Parks Master Plan was done. Those designations had not changed, so the couple of trees that were Good 12 to 15 years were not so good now and would be removed for conditions.
- He confirmed that all the trees that were being removed were for health purposes. No bad trees were being kept. Trees being removed would be replaced at 1:1 or greater ratio.

**Ms. Akervall** asked Mr. Kadlub if he had any comments regarding the basketball/pickle ball shared space and how it might or might not work.

**Mr. Kadlub** stated the basketball standard was added as an afterthought because there would be a court there and the Applicant believed adding the basketball hoop would add diversity. The Parks Board raised a concern about whether having a basketball hoop would be realistic there; for example, would it get in the way and would the pickle ball net need to be taken down, which could become a maintenance issue.

- A homeowner who lives behind the park appeared at the Parks Board meeting was concerned about the noise that a bouncing basketball might generate, but the Parks Board still decided to pursue it to see if it could work.
  - The intent was to depress the pickle ball court below grade and use a 3-foot retaining wall to reduce the visual height of the fence on top of the retaining wall and muffle the sounds of a bouncing basketball.
  - If there was enough room, maybe the hoop could go on the backside of the fence, not in the court, which would pose the danger of someone running into the pole while playing pickle ball. Those things would have to be addressed and a consideration of the feasibility, part of which would be determined when the grades and construction drawings were finalized.

**Ms. Akervall** said she was also concerned about the safety of the pickle ball net interfering with basketball play or the pickle ball net being damaged while being taken down and put back up, adding it might not get put back up. It might be difficult for both activities to share the space.

**Mr. Kadlub** stated the Applicant considered installing an adjustable basketball hoop so smaller people could use it. There were a lot of moving parts to consider. It was not always possible to be all things to all people, so it might end up just being a really nice pickle ball court.

**Lenka Keith** inquired about the cost differences for installation and maintenance for a drinking fountain versus water bottle refill station, or having both. It might be nice to have a drinking fountain so everyone would not have to bring a water bottle.

**Mr. Kadlub** replied the Applicant was fine with the drinking fountain. He believed the Parks Director had suggested the water-filling station instead of a drinking fountain for health purposes, but it was immaterial for the Applicant. A water-filling station made sense since almost everyone carried a bottle around these days.

**Ms. Akervall** asked how the pet water fountain at the bottom of some of Villebois' water fountains fit into the proposed drinking fountains/water bottle filling stations, and whether dogs would be able to drink from the water bottle filling station, which obviously should be avoided. There should be a means of getting animals water while keeping things hygienic for people.

**Christina Grant, Otten Landscape Architects**, said she had a cut sheet for one manufacturer's version of a combination bottle-fill and drinking fountain, which would be the option, not two separate facilities.

- With regard to animals, she explained the fill station would be higher than the drinking fountain to avoid cross pollination. Any pet add-on option would be down at the base.

**Mr. Kadlub** clarified that this was not the location of the Villebois off-leash dog park, which they still hoped to have in the future, so they did not want to encourage that use either. He confirmed dispensers would be included for dogs.

**Chair Fierros Bower** confirmed that even though the park was open to all Villebois residents, it was primarily for residents who were within walking distance and could run home to use the restroom.

**Mr. Kadlub** added the park was not exclusive for any particular location, but was intended to serve the neighborhood it was in, which was a high density neighborhood. It would be a big park surrounded by a lot of residences. He noted that both the Piazza and Regional Park 5 were two blocks away and each would have restrooms.

- Using Slide 10, he indicated that Sophia Park, which had a restroom, was located two blocks southwest of the Piazza, but was not on the map. He explained that when SAP Central was approved, there was no intent to put a restroom in the Piazza, but there would be a public restroom in the mixed-use building closest to Montague Park. The restroom would be in the middle of that building in the post office for residents of the Village Center. When the Piazza was approved for development a couple of years ago, the condition of approval was to provide a port-o-potty during the summer months, from May 15 to October 15, which was done the first year.

This past year, the port-o-potty remained there year-round and was maintained by the servicing agent. It sat behind the mailboxes, in the proximate location of the future permanent restroom.

**Ms. Akervall** confirmed that once the multi-use building was completed, the port-o-potty would be gone because the building would house a public restroom. She reviewed that the park to the north, indicated by the star on the displayed map, had a proposed restroom, and a restroom was also at Sophia Park which was only two blocks farther off the map.

- She asked about the proposed restroom locations for Montague Park and Regional Park 5 in the original Villebois Master Plan.

**Mr. Kadlub** replied that the park indicated with a star on the map was a neighborhood center park, and three such parks were included in the Master Plan, Sophia Park, this one, and then one on the east side.

**Stacey Connery, AICP, Pacific Community Design**, noted that originally in the Master Plan for the parks, restrooms were considered optional in the neighborhood parks identified with restrooms and would be evaluated later because if a restroom was provided the park would be public. This park would stay neighborhood scale, owned by the homeowners association (HOA), and the uses had been sized for that neighborhood scale of a park, so the relevancy of the restroom had been minimized.

**Chair Fierros Bower** called for public testimony in favor of, opposed, and neutral to the application.

**Les Modell, 11342 SW Barber St, Wilsonville, OR**, stated he was a dues paying member of the Villebois Village Center Master HOA, so he was, in fact, financially responsible for that park. He understood that this proposed park would not be turned over to the City in the foreseeable future. Unlike Sophia Park, for example, whose facilities were maintained by the HOA and then dedicated to the City after a few years, Montague Park would remain the responsibility of his HOA in perpetuity. All things being equal, he would agree that having a restroom in the plan would be worthwhile to consider. However, all things were not equal. Many of the voices demanding that restrooms be built would not, themselves, ever have to pay for that amenity. For the record, he agreed with the position taken by his HOA Board, the developer, and City Staff in eliminating the restroom that was in the Concept Plan. Since the HOA would privately carry the burden, he respectfully requested that the City discount the request from those citizens whose interests were not supported by their own financial responsibility. He thanked the Board for the opportunity to speak.

**Bob Dorband, 29085 SW Costa Circle West, Wilsonville, OR**, circulated an 8-page handout which included his statement, several attachments, and a photograph taken from his deck, all of which related to the location of the pickle ball court. He read statement into the record with these additional comments:

- He was concerned that very little buffer existed between the proposed pickle ball court and the residential units with balconies. This was a very dense area. There were about five or six row houses each with four or five units, so there were a lot of people who lived very close to this particular park.
- He understood some steps were being taken to mitigate the sound from the pickle ball court, but nuisance issues could potentially arise in the future. The other pickle ball at Edelweiss Park was within eyesight of the proposed pickle ball court, and had a large buffer between it and the homes. There was a large green space, a full-size road, and the front lawns of the residences. The same was true of the basketball court there as well. All the basketball courts in Villebois and public parks in Wilsonville were very separated from residential units.
- The proposed pickle ball court was, literally in his backyard. The proximity of the court was his concern, not its existence. He loved parks, but did not want to be in a position at some point where the use of it caused problems for him and many other surrounding neighbors. Had he known the park would have this particular use, it might have affected his decision to move to that particular unit.
- He noted he had no other issues with the park. He and his wife understood the need for removal of the trees and were very much in favor of the park itself. His one concern was the proposed pickle ball court as he did not want something to become unpleasant in the future.
- He hoped the Board would take his concerns into consideration when determining whether to approve the park as submitted.

**Mr. Pauly** entered Mr. Dorband's handout into the record as Exhibit D2, including the picture taken from deck showing pickle ball court area.

**Chair Fierros Bower** called for the Applicant's rebuttal.

**Mr. Kadlub** stated that in working with the professional landscape architects to include all of the required amenities in the park, the proposed area for the pickle ball court really was the only spot flat enough to put such a court. He was okay if the Board chose to not have a court there, but it would not work to relocate it anywhere else in the park because of the grades or existing trees being preserved.

**James Frinell** asked if the pickle ball court was proposed by the Parks and Recreation Board.

**Mr. Pauly** replied it was supported by the Parks Board. There were some comments at the Parks Board hearing from the neighbors, particularly about the basketball noise. He said that he was a pickle ball player and admitted it was kind of noisy, but it was not like an anvil, though his wife would not let him practice in the garage after the kids went to bed. He reminded that this amenity was not listed in the Master Plan; it was an add-on. From the regulatory side, if it was left out, it was not an issue in regards to the Master Plan. No sport courts were listed in the Master Plan, other than the putting green.

**Chair Fierros Bower** understood the court would be sunk into the ground and inquired if that would help with the sound.

**Mr. Kadlub** replied the concrete wall would serve as a sound barrier, similar to a sound wall next to the freeway.

**Patrick Espinosa, Pacific Community Design**, explained that he had worked on the design of this park, in particular the grading. He noted the pickle ball court was roughly 4 or 5 ft lower than the adjacent alley. He believed some parts were even lower as the alley gained elevation toward the end of the alley to

the southwest. He said was not an acoustic engineer, but knew it would help dampen the noise, he was just unsure to what extent.

**Mr. Pauly** believed there would probably be some hour regulations that would be enforced.

**Mr. Kadlub** noted the pickle ball court would not be lit at night, so people should not be playing pickle ball after dark. He added the Applicant could consider additional evergreen landscaping between the court, alley, and townhomes, if that would be helpful.

**Chair Fierros Bower** asked if there was an option to install something else if there were complaints and concerns from the neighbors that it was too noisy.

**Mr. Kadlub** replied that they would not want to spend \$100,000 and then have to tear the court out. It would be depressed with a retaining wall around it. The options were to add additional landscape buffer or eliminate it; the decision was up to the Board.

**Ms. Akervall** liked idea of additional landscaping. She mentioned the water feature proposed on Villebois Drive North and inquired if it were relocated near the proposed pickle ball court if it would provide ambient noise to help drone out some of the pickle ball sound.

**Mr. Kadlub** explained that the entrances to and from the park were carefully planned as it related to how movement would occur within the neighborhood. The bubblers there were more of a Zen, kind of meditation area and probably would not create a lot of ambient noise. A constant fountain that would be loud enough to drown out the pickle ball noise would likely be more of an annoyance than the two hours a day someone was playing pickle ball. He displayed the park site plan and indicated where additional landscaping could be placed, such as a hedgerow of evergreens up along the fence to shield the view and add some noise-cancelling benefit. He described the design of the pickle ball court, noting the retaining wall, fence, and existing large trees, along with the additional landscaping. In his opinion, it would be a nonissue. However, if there was going to be a sport court of any type that was the location it needed to go in that park. The slope really dropped off from the shelter all the way down to Costa Circle. There were some flat spots, but using them would require the removal of more trees.

**Mr. Frinell** asked if a pickle ball court was proposed in the next park discussed earlier.

**Mr. Pauly** replied that he had not seen one in any drawings; there was a skateboard park and some other features. The next park was a larger park, similarly sized to Edelweiss Park and would be a City-owned park. The City and another developer were working on final designs, which would be coming before the Board, in the coming months.

**Chair Fierros Bower** asked if there were any pickle ball courts in the other parks that had been developed in Villebois.

**Mr. Pauly** replied that Edelweiss Park had one.

**Mr. Kadlub** said he had received comments from homeowners in the Village Center that more than one court was needed for tournament play, and the homeowners specifically requested and encouraged a second court.

**Mr. Pauly** confirmed he had heard the same from the pickle ball community in town

**Ms. Akervall** noted she had sent an email to Staff about adding power on each side of amphitheater and benches around the play area. She noted there did not seem to be much seating close to the natural play area and play structure.

**Mr. Kadlub** confirmed the Applicant was fine with adding the electrical and that there was a bench by the play structure and on the opposite side facing the natural play area. A good location for an additional bench would be east from there, between the two trees next to the walkway.

**Ms. Akervall** confirmed there would be power outlets in the picnic shelter for portable barbecues.

**Mr. Kadlub** stated there would be power along the built-in shelf in the picnic shelter for casseroles, warming dishes, etc., that would be all on battery. The Applicant elected not to do a sink, as done in Sophia Park, since the idea was residents would come from their house and bring their portable barbecue, hotplate, or cooler etc. He clarified the look of the picnic shelter was not to be more urban looking, but a bit more rural and natural looking. The shelter had kind of a scurled, wavy siding with a darker stain. The slope faced toward the street, and the high open areas had the best view of Mt Hood in the whole community. Dropping the roof down kind of protected from the prevailing winds that come from the northwest and the sheer would be on the wall where the shelf was.

**Chair Fierros Bower** confirmed there was no further questions and closed the public hearing at 8:00 pm.

**Kristin Akervall moved to amend the Staff report by adding Exhibits B3 and D2. James Frinell seconded the motion, which passed unanimously.**

**James Frinell moved to adopt Resolution No. 301 with consideration of the Board's discussion. Kristin Akervall seconded the motion.**

**Mr. Frinell** recommended that the pickle ball court be eliminated and possibly found in some other location.

**Ms. Keith** concurred, noting her concerns regarding the distance between the pickle ball court and the nearest residential units. Seeing it on the picture provided by Mr. Dorband (Exhibit D2), it seemed like it was in someone's backyard. She was unsure how the noise level compared to racquetball or basketball, but noted they could be annoying. It sounded like the pickle ball court would probably get a fair amount of attention, which meant it would be used more than a couple of hours a day, probably, so this might not be the best choice for the location.

**Ms. Akervall** stated she was a Villebois resident and a pickle ball player. She admitted the pickle ball court would be in demand as there were often people waiting to play at the other court. She would like to see another pickle ball court in Villebois, but wondered if it could be included in another park, perhaps with more buffer; however, working it into another park could result in sacrificing something else.

**Mr. Frinell** agreed the pickle ball court would be nice to have, but he feared the mitigation proposed would not be enough.

**Ms. Keith** agreed it was a great amenity, but he did not believe the community should have an amenity at the cost of the immediate, adjacent residents.

**Chair Fierros Bower** agreed.

**Ms. Akervall** asked what would replace the pickle ball court if the Board asked that it be eliminated.

**Mr. Pauly** imagined it would be a landscaped area, something quiet. It would have to be something pretty passive due to possible noise complaints. He understood it was a fairly flat part of a non-flat park, but it was close to those residences.

**Ms. Akervall** inquired if it would be possible to swap the putting green and pickle ball court locations.

**Barbara Jacobson, Assistant City Attorney**, reminded the Board had closed hearing.

**Mr. Pauly** stated that, aesthetically, the fence around the pickle ball court from the roundabout would probably be an eyesore. There was maybe potential to reopen the hearing if the Board need to discuss the resolution of what the design would be if the pickle ball court was eliminated.

**Ms. Akervall** added it would be close to the amphitheater and no one would want to have the noise conflict there either. She requested that the hearing be reopened for the Board to learn what would replace the pickle ball court.

**Ms. Jacobson** said if reopening the hearing was critical to the Board's vote, she advised doing so.

**Kristin Akervall moved to reopen the public hearing for Resolution No. 301 to further discuss the pickle ball court with the Applicant. James Frinell seconded the motion, which passed unanimously.**

**Ms. Akervall** asked the Applicant if Board removed the pickle ball court, what would go in place of it.

**Mr. Kadlub** replied that there was no Plan B. The pickle ball court could be moved to the southeast so it would be right in front of the shelter on that grassy knoll play area, but that would eliminate the major green play area in the park, which was a primary amenity. The pickle ball court could, perhaps, be put in the area where the natural play area was located, but the court's size was quite a bit different than what was there now, so some trees would be removed. He was fine if the park was approved without the pickle ball court, but he expected that the City would receive calls from a lot of homeowners in the Village Center who anticipated having a pickle ball court there.

**Mr. Pauly** confirmed the pickle ball community was very involved in looking at the new Memorial Park Master Plan and there would be a lot of comments about eliminating the pickle ball court. However, the Board needed to decide what was best design for the context of this location, not just whether or not to have another pickle ball court in Villebois.

**Kristina Durant, Otten Landscape Architects**, added there were three existing trees, two evergreens northwest in the court, and the large deciduous tree just south of it. The Applicant considered moving the court down, but could not interfere with those trees. The north-south orientation was the recommended sort of requirement for tournament play. The Applicant could remove the grass access around the whole back side of the court and just thicken up the vegetation between the court and alley. She noted that behind the line of trees on the property line, there was a planting bed in the empty space along the alley, so the Applicant could thicken up that buffer. The size of court would interfere with any lawn play in the area near the shelter if relocated to center circle. She questioned how moving the court that distance would reduce the noise impact.

**Mr. Kadlub** noted there would not be the same grade difference there, so it might even increase the noise, even though it was farther away. He explained that a lot of thought went into the design of the park and where things were oriented and how they interacted with each other. The whole circulation pattern

of the sidewalks and how children would play and ride their bikes around the shelter and where the play area and natural play area were situated, where the amphitheater was, and then where the active play was and dealing with the grades and the existing trees, so there were not a lot of alternatives other than to eliminate the pickle ball court, but there were a lot of other people who really wanted it, too. If it were eliminated, it would probably become a passive grassy area. After spending months designing the park, he did not want to make a design session during the hearing. He noted he did not want to delay the approval because the Applicant did want to build the park this summer.

**Ms. Durant** agreed the area would become a quiet lawn space if the pickle ball court was not there.

**Chair Fierros Bower** inquired how much sound mitigation could be expected if a hedge or landscaping were added.

**Ms. Durant** replied it would be a lot, but she did not know how to quantify it necessarily. For the units above the court, there would be a limit to the buffering, but tall evergreen trees would help eventually.

**Chair Fierros Bower** clarified that in addition to the court being sunk down 4 to 5 ft and the buffer added in the area north of the court, the area on the other side of that property line would be planted.

**Ms. Durant** clarified the area on the other side of the fence had probably already been planted because it was a separate project. She added the requirement for the pickle ball court was a 10-foot chain link fence it to keep the ball in that would be screened with vegetation regardless.

**Mr. Kadlub** clarified it was 10 ft from the playing surface, so with the 4-ft retaining wall, the 6-ft fence would be on top of that.

**Ms. Keith** asked if anything else could go in place of the pickle ball court that would be more active, like Bocce ball.

**Ms. Akervall** understood it was hard for the Applicant to redesign everything on the spot. It was obvious so much thought had gone into the plans, so part of her wanted to trust that thought and the Applicant's experience and expertise; but, she did not want to lose out on an amenity for the neighborhood.

**Chair Fierros Bower** reminded that the residents had indicated that they wanted this type of amenity, the pickle ball court there.

**Ms. Keith** noted the question was whether the residents would be willing to live this close to it.

**Mr. Pauly** explained that the Master Plan did not have to be reopened if an amenity was added in the future. The Board would not be preventing an amenity from happening in the future; the difficulty would be determining who would pay to construct it at that point. Right now, there was a commitment from the developer to build this amenity but funds would have to be raised in the future to build a different amenity. There was flexibility in the park over time.

**Ms. Keith** suggested restricting the hours, but then somebody would have to police it.

**Chair Fierros Bower** asked if the HOA would be able to restrict hours.

**Mr. Kadlub** answered rules could be set, but Mother Nature really set the hours, being dawn to dusk.



**Mr. Pauly** asked if the Board forwarded the zone change to City Council would there be potential to return with something in a month for the Board to finalize, as long as it did not delay the timeline much.

**Mr. Kadlub** replied if the Board voted to eliminate the court, the Applicant would have to come back with something different.

**Ms. Akervall** stated she would feel more confident if Board had some more concrete information in writing or more testimony about how planting extra landscaping would help reduce noise.

**Janet Otten, Otten Landscape Architects**, explained that it had been her experience over the years that plantings take a while to grow up and did not really dampen any noise. Plantings did not create a sound barrier like the solid wall. Neighbors within 60 ft of the court would always have that feeling, knowing the court was there. The court could be screened to dampen the noise a little bit, but there would not be a solid dampening of the noise.

**Mr. Kadlub** confirmed it would be more of a visual screen than a sound screen.

**Mr. Pauly** stated the Board had a number of component applications, but the Zone Map Amendment had the most critical timeline. It was straightforward, so the Board could recommend forwarding that to City Council. Typically, the Council did like to know everything at that point, but considering a new amenity in lieu of the pickle ball court would be feasible. If the zone change was put off until after the Board met again, then it would be a couple weeks before Council and then 30 days after that to be finalized which would really affect the timeline. Forwarding the zone change was an option, and then the Board could come back and focus on what was going to happen with that amenity if the Board recommended removal of the pickle ball court.

**Ms. Akervall** said she liked that idea, adding that now was the chance to build the best park possible and to get the amenities everyone wanted. She would feel comfortable going forward with the zoning and postponing the other until the Board had some more information and suggestions.

Chair Fierros Bower and Mr. Frinell agreed.

**Ms. Jacobson** advised on the proper procedure to create two different resolutions, allowing the recommendation regarding the Zone Map Amendment to continue to City Council and continuing the remaining case files related to the pickle ball court to the next DRB B meeting in May.

**Mr. Pauly** explained the pickle ball court affected three of the five applications, essentially. The Type C Tree Plan was not affected by the pickle ball court, but could be if the design was changed; for example the number of mitigation trees might change slightly. Therefore, the Zone Map Amendment was the only application not affected by the court.

**Chair Fierros Bower** closed the public hearing at 8:28 pm and restated the original motion (Page 11).

**The main motion failed 0 to 4.**

**Kristin Akervall moved to reopen the public hearing for Resolution No 301. The motion was seconded by Lenka Keith and passed unanimously.**

**Ms. Jacobson** described the motion procedure for separating the case files in order to address the pickle ball court at the next meeting.

**Kristin Akervall moved to continue the public hearing for Case Files DB15-0002, DB15-0003, DB15-0004, and DB15-0005 to May 11, 2015 date certain, leaving the public hearing open for further discussion regarding the pickle ball court. James Frinell seconded the motion, which passed unanimously.**

**Kristin Akervall moved to close the public hearing on Case File DB15-0001 Zone Map Amendment. The motion was seconded by James Frinell and passed unanimously.**

**Mr. Pauly** suggested the resolution specifically recommending the Zone Map Amendment to City Council be numbered Resolution No. 302. Resolution No 301 would be amended to remove references to the Zone Map Amendment and presented at the continued hearing. He read into the record the proposed language for Resolution No. 302, or as otherwise numbered by Staff. The resolution solely addressed recommending approval of the Zone Map Amendment and, if approved, would be prepared for Chair Fierros Bower's signature immediately following the meeting.

**Kristin Akervall moved to approve the Zone Map Amendment as recommended in the Staff report for Case File DB15-0001. The motion was seconded by James Frinell and passed unanimously.**

**Ms. Jacobson** reiterated that Case Files DB15-0002 through DB15-0005 were being continued to the May 11, 2015 DRB B meeting. Additional testimony would be received on those files, but not on the zoning.

**Chair Fierros Bower** read the rules of appeal into the record.

**VIII. Board Member Communications**

- A. Results of the February 23, 2015 DRB Panel B meeting
- B. Results of the March 23, 2015 DRB Panel B meeting

Staff updated that City Council had upheld the DRB Panel B's decision on the Downs Appeal, which was reviewed by that Board on the February 23, 2015.

**IX. Staff Communications**

There were none.

**X. Adjournment**

The meeting adjourned at 8:41 pm.

Respectfully submitted,

Paula Pinyerd, ABC Transcription Services, Inc. for  
Shelley White, Planning Administrative Assistant

**DEVELOPMENT REVIEW BOARD MEETING**

**MONDAY, MAY 11, 2015**

**6:30 PM**

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**VII. Public Hearing:**

**A. Resolution No. 301. Montague Park: Stacy Connery, AICP, Pacific Community Design, Inc. – Representative for Rudy Kadlub, RCS – Villebois Development – Applicant/ Owner.** The applicant is requesting approval of a Preliminary Development Plan, Final Development Plan, Type C Tree Plan and Specific Area Plan (SAP) Refinement for development of a 2.9 acre private neighborhood park with public access. The subject property is located on Tax Lot 3100 of Section 15AC, T3S, R1W, Clackamas County, Oregon. Staff: Daniel Pauly

Case Files:           DB15-0002   Preliminary Development Plan  
                          DB15-0003   Final Development Plan  
                          DB15-0004   Type C Tree Plan  
                          DB15-0005   Specific Area Plan (SAP) Refinement

*The hearing regarding case files DB15-0002 through DB15-0005 was continued to this date and time certain at the April 13, 2015 DRB Panel A meeting.*

**DEVELOPMENT REVIEW BOARD  
RESOLUTION NO. 301**

**A RESOLUTION ADOPTING FINDINGS AND CONDITIONS APPROVING A PRELIMINARY DEVELOPMENT PLAN, FINAL DEVELOPMENT PLAN, TYPE C TREE PLAN AND SPECIFIC AREA PLAN MODIFICATION INCLUDING A MASTER PLAN REFINEMENT FOR A 2.9 ACRE PRIVATE NEIGHBORHOOD PARK WITH PUBLIC ACCESS. THE SUBJECT SITE IS LOCATED ON TAX LOT 3100 OF SECTION 15AC, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON. STACY CONNERY, AICP, PACIFIC COMMUNITY DESIGN, INC. – REPRESENTATIVE FOR RUDY KADLUB, RCS – VILLEBOIS DEVELOPMENT – APPLICANT/OWNER.**

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the Planning Staff has prepared staff report on the above-captioned subject dated April 6, 2015, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on April 13, 2015, at which time exhibits, together with findings and public testimony were entered into the public record, and

WHEREAS, at their April 13, 2015 meeting the Development Review Board Panel A continued the hearing to a date certain of May 11, 2015 to further discuss placement of a pickleball court, and

WHEREAS, at the May 11, 2015 meeting of the Development Review Board Panel additional exhibits, together with additional findings and public testimony were entered into the public record, and

WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby adopt the staff report dated April 6, 2015 in relation to DB15-0002 through DB15-0005, as amended, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations, subject to City Council approval of the Zone Map Amendment Request (DB15-0001), for:

DB15-0002 through DB15-0005, Preliminary Development Plan, Final Development Plan, Type C Tree Plan, and SAP Modification including a Villebois Village Master Plan Refinements, for a 2.9 acre private park with public access.

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 11<sup>th</sup> day of May, 2015 and filed with the Planning Administrative Assistant on \_\_\_\_\_. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the council in accordance with *WC Sec 4.022(.03)*.

\_\_\_\_\_,  
Mary Fierros Bower Chair, Panel A  
Wilsonville Development Review Board

Attest:

\_\_\_\_\_  
**Shelley White, Planning Administrative Assistant**

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**From:** Pauly, Daniel  
**Sent:** Thursday, April 16, 2015 10:27 AM  
**To:** 'Steve Hansen'  
**Subject:** RE: Villebois Pickleball

Thank you for your comments. I will share your email with the DRB as they continue deliberation on this matter at their May 11th meeting. If you or other picklers are encouraged to attend, beginning at 6:30 that evening at City Hall, or share thoughts via email. As the DRB discussed this matter there was general support of more pickleball courts, the question was if this is an appropriate location.

Daniel Pauly, AICP | Associate Planner | City of Wilsonville | Planning Division

29799 SW Town Center Loop East | Wilsonville OR 97070 | : 503.682.4960 | : [pauly@ci.wilsonville.or.us](mailto:pauly@ci.wilsonville.or.us)

Disclosure: Messages to and from this E-mail address may be subject to Oregon Public Records Law.

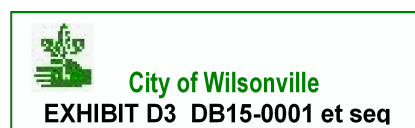
-----Original Message-----

From: Steve Hansen [<mailto:stshhansen@gmail.com>]  
Sent: Thursday, April 16, 2015 9:56 AM  
To: Planning  
Subject: Villebois Pickleball

I am and officer of the Seville Rowhomes HOA. I am extremely disappointed in the results of the DRB meeting held on April 13th concerning the future development of recreation for ALL ages in the community of Villebois. We retired approximately six years ago and have recently become very active in the FASTEST growing sport in America, " Pickleball ". My wife and I, along with several other local residents currently play pickleball several times a week for the social and physical advantages that it offers. It has become a focal point for our physical, mental and social well being.

I was unable to attend the meeting, however it is my understanding that ONE individual managed to discourage the board from fulfilling its duties as a design review board for a " community " and not an individual. We also have a home in Arizona which currently has four ( 4 ) pickleball courts and growing. We have no issues with noise among the residents. As a courtesy, we simply specify the hours in which the courts may be in use. The courts are absolutely NO more intrusive than the local kids swimming pool as I am sure the courts in Villebois would be NO more intrusive than ALL the play structures etc which have been provided specifically for the younger generation. It seems somewhat discriminatory to provide for these residents while ignoring the needs of others.

Respectfully,  
Steven P. Hansen



**DEVELOPMENT REVIEW BOARD MEETING**

**MONDAY, MAY 11, 2015**

**6:30 PM**

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**VII. Public Hearing:**

**B. Resolution No. 304. Villebois Neighborhood Park Swim Center: Stacy Connery, AICP, Pacific Community Design, Inc. – Representative for Fred Gast, Polygon NW Company– Applicant.** The applicant is requesting approval of a SAP Amendment with Master Plan Refinement, a Preliminary Development Plan Amendment and Revised Final Development Plan for a modification to Neighborhood Park 5 (NP-5) for the addition of a community building and outdoor swimming pool and associated improvements. Properties involved are Tax Lot 1446, Section 15AB and Tax Lot 180, Section 15, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon. Staff: Daniel Pauly

Case Files: DB15-0017 Specific Area Plan Amendment with Master Plan Refinement

DB15-0018 Preliminary Development Plan Amendment

DB15-0019 Revised Final Development Plan

**DEVELOPMENT REVIEW BOARD  
RESOLUTION NO. 304**

**A RESOLUTION ADOPTING FINDINGS APPROVING A SAP AMENDMENT WITH MASTER PLAN REFINEMENT, A PRELIMINARY DEVELOPMENT PLAN AMENDMENT AND REVISED FINAL DEVELOPMENT PLAN FOR A MODIFICATION TO NEIGHBORHOOD PARK 5 (NP-5) FOR THE ADDITION OF A COMMUNITY BUILDING AND OUTDOOR SWIMMING POOL AND ASSOCIATED IMPROVEMENTS. PROPERTIES INVOLVED ARE TAX LOT 1446, SECTION 15AB AND TAX LOT 180, SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON. STACY CONNERY, AICP, PACIFIC COMMUNITY DESIGN, INC. – REPRESENTATIVE FOR FRED GAST, POLYGON NW COMPANY- APPLICANT**

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the Planning Staff has prepared staff report on the above-captioned subject dated May 4, 2015, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel A at a scheduled meeting conducted on May 11, 2015, at which time exhibits, together with findings and public testimony were entered into the public record, and

WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby adopt the staff report dated May 4, 2015, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

DB15-0017 through DB15-0019 Specific Area Plan Amendment with Master Plan Refinement, Preliminary Development Plan Amendment, Revised Final Development Plan for the modification of Villebois Neighborhood Park 5 for the addition of a community building and outdoor swimming pool and associated improvements as well as reconfiguring and resizing other amenities including the community garden and lawn play area to accommodate the additional amenities.

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 11<sup>th</sup> day of May, 2015 and filed with the Planning Administrative Assistant on \_\_\_\_\_. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the council in accordance with *WC Sec 4.022(.03)*.

\_\_\_\_\_  
Mary Fierros Bower Chair, Panel A  
Wilsonville Development Review Board

Attest:

\_\_\_\_\_  
**Shelley White, Planning Administrative Assistant**



Exhibit A1  
**STAFF REPORT**  
**WILSONVILLE PLANNING DIVISION**

*Villebois Neighborhood Park 5 Modification to Add Community Building and Swimming Pool*

**DEVELOPMENT REVIEW BOARD PANEL 'A'**  
**QUASI-JUDICIAL PUBLIC HEARING**  
**STAFF REPORT**

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**HEARING DATE** May 11, 2015  
**DATE OF REPORT:** May 4, 2015

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**APPLICATION NOS.:** DB15-0017 SAP Amendment with Master Plan Refinement  
DB15-0018 Preliminary Development Plan Amendment  
DB15-0019 Revised Final Development Plan

**REQUEST/SUMMARY:** The Development Review Board is being asked to review a Specific Area Plan Amendment with Master Plan Refinement Preliminary Development Plan Amendment, Revised Final Development Plan, to add community building and pool to previously approved Neighborhood Park 5.

**LOCATION:** Southwest corner of SW Villebois Drive North and SW Stockholm Drive. The properties are specifically known as Tax Lot 1446 Section 15AB and Tax Lot 180 Section 15, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon.

**APPLICANT:** Fred Gast, Polygon Northwest

**OWNER:** Tonquin Meadows Homeowners Association

**APPLICANT'S REP.:** Stacy Connery AICP, Pacific Community Design, Inc.

**COMPREHENSIVE PLAN MAP DESIGNATION:** Residential-Village

**ZONE MAP CLASSIFICATION:** V (Village)

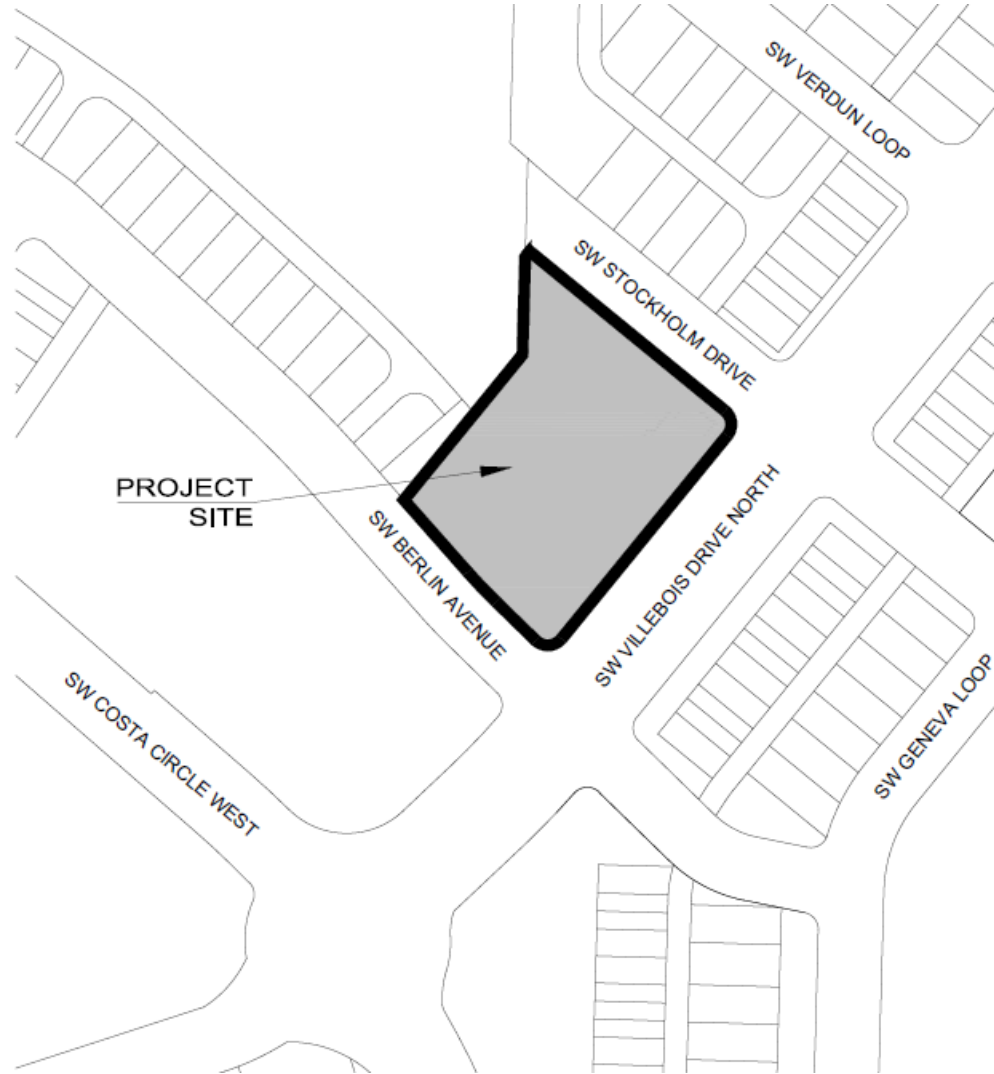
**STAFF REVIEWERS:** Daniel Pauly AICP, Associate Planner  
Steve Adams PE, Development Engineering Manager

**STAFF RECOMMENDATIONS:** Approve with conditions the requested Specific Area Plan Amendment with Master Plan Refinement Preliminary Development Plan Amendment, Revised Final Development Plan

**APPLICABLE REVIEW CRITERIA**

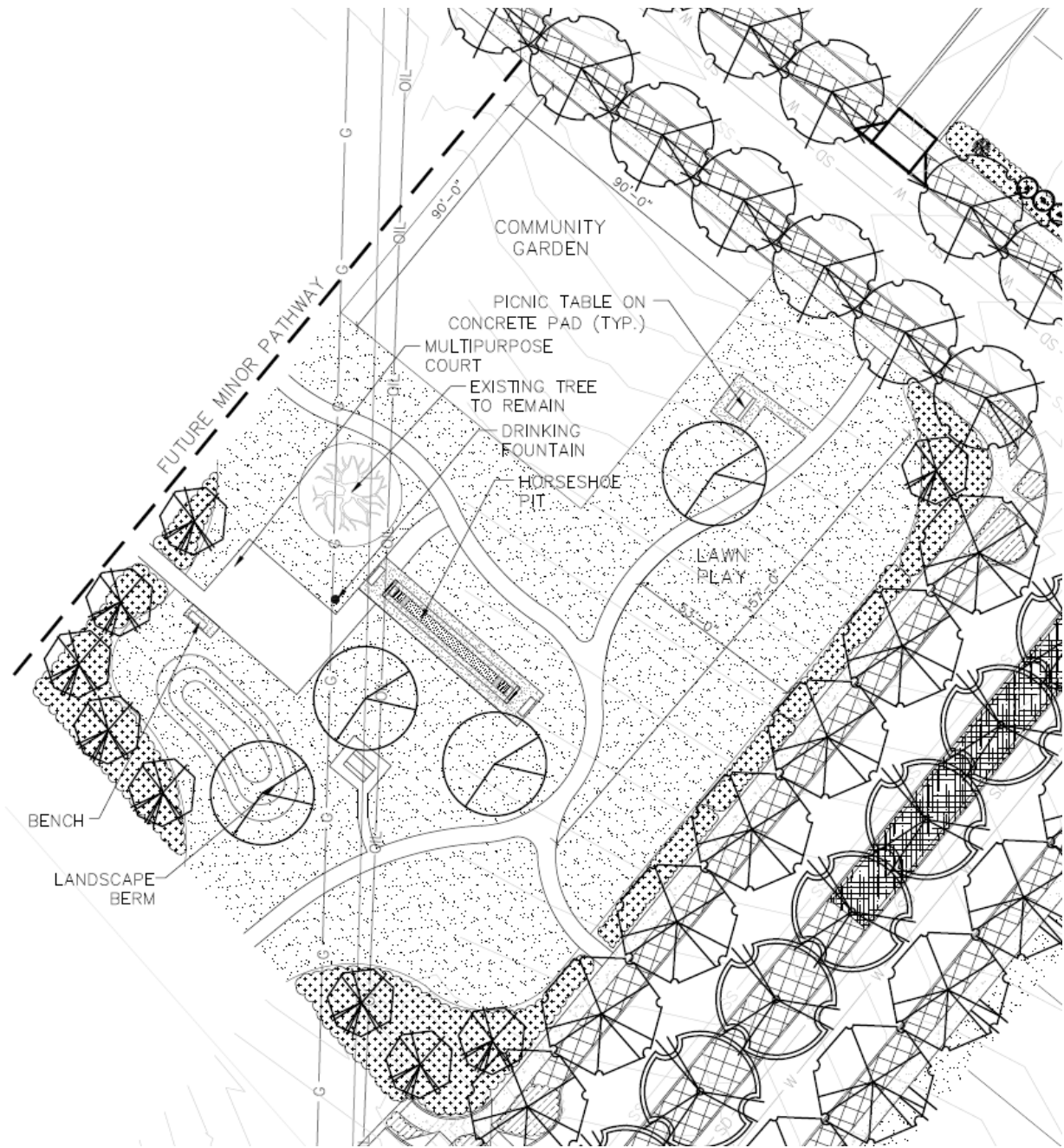
<b><u>DEVELOPMENT CODE</u></b>	
<b>Section 4.008</b>	<b>Application Procedures-In General</b>
<b>Section 4.009</b>	<b>Who May Initiate Application</b>
<b>Section 4.010</b>	<b>How to Apply</b>
<b>Section 4.011</b>	<b>How Applications are Processed</b>
<b>Section 4.014</b>	<b>Burden of Proof</b>
<b>Section 4.031</b>	<b>Authority of the Development Review Board</b>
<b>Subsection 4.035 (.04)</b>	<b>Site Development Permit Application</b>
<b>Subsection 4.035 (.05)</b>	<b>Complete Submittal Requirement</b>
<b>Section 4.110</b>	<b>Zones</b>
<b>Section 4.113</b>	<b>Residential Development in Any Zone</b>
<b>Section 4.125</b>	<b>V-Village Zone</b>
<b>Section 4.140</b>	<b>Planned Development Regulations</b>
<b>Section 4.154</b>	<b>Bicycle, Pedestrian, and Transit Facilities</b>
<b>Section 4.155</b>	<b>Parking, Loading, and Bicycle Parking</b>
<b>Section 4.171</b>	<b>Protection of Natural Features and Other Resources</b>
<b>Section 4.175</b>	<b>Public Safety and Crime Prevention</b>
<b>Section 4.176</b>	<b>Landscaping, Screening, and Buffering</b>
<b>Section 4.177</b>	<b>Street Improvement Standards</b>
<b>Sections 4.400 through 4.440 as applicable</b>	<b>Site Design Review</b>
<b><u>OTHER CITY PLANNING DOCUMENTS</u></b>	
<b>Comprehensive Plan</b>	
<b>Villebois Village Master Plan</b>	
<b>SAP East Approval Documents</b>	

## Vicinity Map

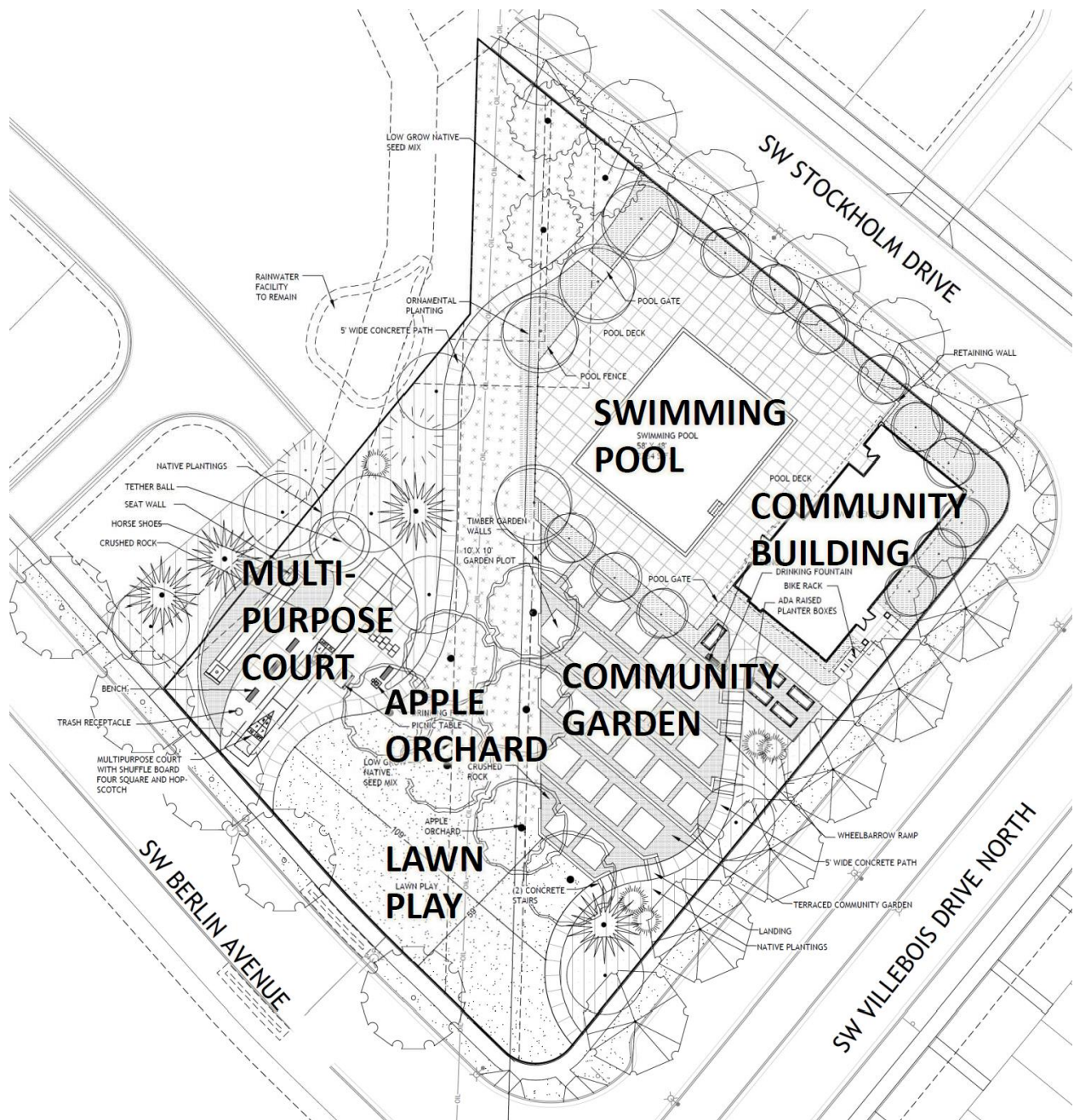


### **BACKGROUND/SUMMARY:**

In 2012 the DRB approved the design and programming for Neighborhood Park 5 along with the surrounding subdivision and PDP 3 East. As development has progressed throughout Villebois Polygon Northwest has determined it desirable to have a second community building and swimming pool in the Villebois community. They determined the best location is Neighborhood Park 5. Polygon is thus requesting the necessary modification of the previous approvals for Neighborhood Park 5 to add the community building and swimming pool. Also proposed are changes to the planned community garden, lawn play area, and overall park design to accommodate the added building and pool area.



**Plan for Neighborhood Park 5 Approved by DRB in 2012**



**Proposed Plan for Neighborhood Park 5**

***SAP Modification, Master Plan Refinement (DB15-0017)***

Wilsonville’s Development Code for Villebois allows a process called a “refinement”. In other words, as more detailed plans are drawn up for subdivisions or parks, minor changes can be made to address unforeseen issues or changing conditions. The Code establishes specific criteria for park refinements stating refinements are allowed as long as changes to the nature or location of park type, trails, or open space do not significantly reduce function, usability, connectivity, or overall distribution or availability of the park uses in the surrounding neighborhood.

As demonstrated in the table below, staff’s review shows the proposed changes to the design and programming of Neighborhood Park 5 meet the criteria for a refinement. The table below lists the amenities shown for the park in the Villebois Village Master Plan and whether or not they are proposed. Specific notes explain the rationale for certain amenities being omitted.

<b><u>NP-5 Amenities in Master Plan</u></b>	<b><u>Proposed</u></b>	<b><u>Explanations</u></b>
Community Garden	Yes	The proposed community garden has 29 plots or beds and 7 apple trees in an apple orchard. The overall area occupied by the plots/beds and apple orchard is approximately 90 by 90 feet. The master plan preliminarily described a 100 by 100 foot community garden. An unencumbered garden of that size could accommodate approximately 48 plots. However, design restraints such as the oil pipeline easement and topography would likely greatly reduce the number of plots. The previous approved Final Development Plan showed a 90 by 90 foot garden which would ideally accommodate approximately 48 plots, but again the limitations of the oil pipeline easement was not addressed.
Drinking Fountain	Yes	
Lawn Play, General	Yes	The proposed lawn area is 59’ by 109’ compared to 50’ by 240’ preliminarily envisioned in the Master Plan and the 53’ by 157’ in the previously approved Final Development Plan.
Benches	Yes	
Drinking Fountain	Yes	
Tables	Yes	
On-street parking	Yes	
Horseshoe pit	Yes	
Multipurpose court	Yes	
<b><u>Additional Amenities Not Listed in Master Plan</u></b>		
Swimming pool (outdoor)		
Community Building		

***Preliminary Development Plan Amendment (DB15-0018)***

The focus of the amended Preliminary Development Plan (PDP) is to confirm traffic and utility concurrency for the community building and swimming pool added to Neighborhood Park 5. The amended PDP also reviews the setbacks and other development standards for the community building.

***Revised Final Development Plan (DB15-0019)***

The revised final development plan looks at the landscaping and design details of the revised park. The park is professionally designed and provides high quality amenities to the community. All landscaping and fixtures are consistent with the Community Elements Book.

**CONCLUSION AND CONDITIONS OF APPROVAL:**

Staff has reviewed the applicant’s analysis of compliance with the applicable criteria. This Staff report adopts the applicant’s responses as Findings of Fact except as noted in the Findings. Based on the Findings of Fact and information included in this Staff Report, and information received from a duly advertised public hearing, staff recommends that the Development Review Board approve the proposed applications (DB15-0017, DB15-0018, DB15-0019) with the following conditions:

**Planning Division Conditions:**

**REQUEST A: DB15-0017 SPECIFIC AREA PLAN AMENDMENT WITH MASTER PLAN REFINEMENT**

*No Conditions of Approval Proposed for This Request*

**REQUEST B: DB15-0018 PRELIMINARY DEVELOPMENT PLAN AMENDMENT**

*No Conditions of Approval Proposed for This Request*

**REQUEST C: DB15-0019 REVISED FINAL DEVELOPMENT PLAN**

<b>PDC 1.</b>	Prior to occupancy of the community building the applicant shall provide to the City a copy of CC&R’s and bylaws demonstrating plans for ongoing maintenance and operation of the community building and swimming pool by the homeowners association. See Finding C4.
<b>PDC 2.</b>	All plant materials shall be installed consistent with current industry standards. See Finding C27.
<b>PDC 3.</b>	All construction, site development, and landscaping of the parks shall be carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. Minor alterations may be approved by the Planning Division through the Class I Administrative Review process. See Finding C32.
<b>PDC 4.</b>	All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Development Review Board. See Findings C41 and C42.
<b>PDC 5.</b>	The applicant shall submit final parks, landscaping and irrigation plans to the City prior to construction of parks. The irrigation plan must be consistent with the requirements of Section 4.176(.07)C.

The following Conditions of Approval are provided by the Engineering, Natural Resources, or Building Divisions of the City’s Community Development Department or Tualatin Valley Fire and Rescue, all of which have authority over development approval. A number of these Conditions of Approval are not related to land use regulations under the authority of the Development Review Board or Planning Director. Only those Conditions of Approval related to criteria in Chapter 4 of Wilsonville Code and the Comprehensive Plan, including but not limited to those related to traffic level of service, site vision clearance, recording of plats, and

concurrency, are subject to the Land Use review and appeal process defined in Wilsonville Code and Oregon Revised Statutes and Administrative Rules. Other Conditions of Approval are based on City Code chapters other than Chapter 4, state law, federal law, or other agency rules and regulations. Questions or requests about the applicability, appeal, exemption or non-compliance related to these other Conditions of Approval should be directed to the City Department, Division, or non-City agency with authority over the relevant portion of the development approval.

**Engineering Division Conditions:**

**REQUEST B: DB15-0018 PRELIMINARY DEVELOPMENT PLAN AMENDMENT**

<b>Standard Comments:</b>																					
<b>PFB 1.</b>	All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards - 2014.																				
<b>PFB 2.</b>	<p>Applicant shall submit insurance requirements to the City of Wilsonville in the following amounts:</p> <table border="0"> <thead> <tr> <th style="text-align: left;"><i>Coverage (Aggregate, accept where noted)</i></th> <th style="text-align: right;"><i>Limit</i></th> </tr> </thead> <tbody> <tr> <td>Commercial General Liability</td> <td></td> </tr> <tr> <td>    General Aggregate (per project)</td> <td style="text-align: right;">\$ 3,000,000</td> </tr> <tr> <td>    General Aggregate (per occurrence)</td> <td style="text-align: right;">\$ 2,000,000</td> </tr> <tr> <td>    Fire Damage (any one fire)</td> <td style="text-align: right;">\$ 50,000</td> </tr> <tr> <td>    Medical Expense (any one person)</td> <td style="text-align: right;">\$ 10,000</td> </tr> <tr> <td>Business Automobile Liability Insurance</td> <td></td> </tr> <tr> <td>    Each Occurrence</td> <td style="text-align: right;">\$ 1,000,000</td> </tr> <tr> <td>    Aggregate</td> <td style="text-align: right;">\$ 2,000,000</td> </tr> <tr> <td>Workers Compensation Insurance</td> <td style="text-align: right;">\$ 500,000</td> </tr> </tbody> </table>	<i>Coverage (Aggregate, accept where noted)</i>	<i>Limit</i>	Commercial General Liability		General Aggregate (per project)	\$ 3,000,000	General Aggregate (per occurrence)	\$ 2,000,000	Fire Damage (any one fire)	\$ 50,000	Medical Expense (any one person)	\$ 10,000	Business Automobile Liability Insurance		Each Occurrence	\$ 1,000,000	Aggregate	\$ 2,000,000	Workers Compensation Insurance	\$ 500,000
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<b>PFB 3.</b>	No construction of, or connection to, any existing or proposed public utility/improvements will be permitted until all plans are approved by Staff, all fees have been paid, all necessary permits, right-of-way and easements have been obtained and Staff is notified a minimum of 24 hours in advance.																				
<b>PFB 4.</b>	All public utility/improvement plans submitted for review shall be based upon a 22"x 34" format and shall be prepared in accordance with the City of Wilsonville Public Work's Standards.																				
<b>PFB 5.</b>	<p>Plans submitted for review shall meet the following general criteria:</p> <ol style="list-style-type: none"> <li>a. Utility improvements that shall be maintained by the public and are not contained within a public right-of-way shall be provided a maintenance access acceptable to the City. The public utility improvements shall be centered in a minimum 15-ft. wide public easement for single utilities and a minimum 20-ft wide public easement for two parallel utilities and shall be conveyed to the City on its dedication forms.</li> <li>b. Design of any public utility improvements shall be approved at the time of the issuance of a Public Works Permit. Private utility improvements are subject to review and approval by the City Building Department.</li> <li>c. In the plan set for the PW Permit, existing utilities and features, and proposed new private utilities shall be shown in a lighter, grey print. Proposed public</li> </ol>																				



improvements shall be shown in bolder, black print.

- d. All elevations on design plans and record drawings shall be based on NAVD 88 Datum.
- e. All proposed on and off-site public/private utility improvements shall comply with the State of Oregon and the City of Wilsonville requirements and any other applicable codes.
- f. Design plans shall identify locations for street lighting, gas service, power lines, telephone poles, cable television, mailboxes and any other public or private utility within the general construction area.
- g. As per City of Wilsonville Ordinance No. 615, all new gas, telephone, cable, fiber-optic and electric improvements etc. shall be installed underground. Existing overhead utilities shall be undergrounded wherever reasonably possible.
- h. Any final site landscaping and signing shall not impede any proposed or existing driveway or interior maneuvering sight distance.
- i. Erosion Control Plan that conforms to City of Wilsonville Ordinance No. 482.
- j. Existing/proposed right-of-way, easements and adjacent driveways shall be identified.
- k. All engineering plans shall be printed to PDF, combined to a single file, stamped and digitally signed by a Professional Engineer registered in the State of Oregon.
- l. All plans submitted for review shall be in sets of a digitally signed PDF and three printed sets.

**PFB 6.** Submit plans in the following general format and order for all public works construction to be maintained by the City:

- a. Cover sheet
- b. City of Wilsonville construction note sheet
- c. General construction note sheet
- d. Existing conditions plan.
- e. Erosion control and tree protection plan.
- f. Site plan. Include property line boundaries, water quality pond boundaries, sidewalk improvements, right-of-way (existing/proposed), easements (existing/proposed), and sidewalk and road connections to adjoining properties.
- g. Grading plan, with 1-foot contours.
- h. Composite utility plan; identify storm, sanitary, and water lines; identify storm and sanitary manholes.
- i. Detailed plans; show plan view and either profile view or provide i.e.'s at all utility crossings; include laterals in profile view or provide table with i.e.'s at crossings; vertical scale 1"= 5', horizontal scale 1"= 20' or 1"= 30'.
- j. Street plans.
- k. Storm sewer/drainage plans; number all lines, manholes, catch basins, and cleanouts for easier reference
- l. Water and sanitary sewer plans; plan; number all lines, manholes, and cleanouts for easier reference.
- m. Detailed plan for storm water detention facility (both plan and profile views), including water quality orifice diameter and manhole rim elevations. Provide detail of inlet structure and energy dissipation device. Provide details of drain inlets, structures, and piping for outfall structure. Note that although storm water

	<p>detention facilities are typically privately maintained they will be inspected by engineering, and the plans must be part of the Public Works Permit set.</p> <p>n. Detailed plan for water quality facility (both plan and profile views). Note that although storm water quality facilities are typically privately maintained they will be inspected by Natural Resources, and the plans must be part of the Public Works Permit set.</p> <p>o. Composite franchise utility plan.</p> <p>p. City of Wilsonville detail drawings.</p> <p>q. Illumination plan.</p> <p>r. Striping and signage plan.</p> <p>s. Landscape plan.</p>
<b>PFB 7.</b>	The applicant shall install, operate and maintain adequate erosion control measures in conformance with the standards adopted by the City of Wilsonville Ordinance No. 482 during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed.
<b>PFB 8.</b>	Applicant shall work with City's Natural Resources office before disturbing any soil on the respective site. If 5 or more acres of the site will be disturbed applicant shall obtain a 1200-C permit from the Oregon Department of Environmental Quality. If 1 to less than 5 acres of the site will be disturbed a 1200-CN permit from the City of Wilsonville is required.
<b>PFB 9.</b>	The applicant shall be in conformance with all stormwater and flow control requirements for the proposed development per the Public Works Standards.
<b>PFB 10.</b>	A storm water analysis prepared by a Professional Engineer registered in the State of Oregon shall be submitted for review and approval by the City.
<b>PFB 11.</b>	The applicant shall be in conformance with all water quality requirements for the proposed development per the Public Works Standards. If a mechanical water quality system is used, prior to City acceptance of the project the applicant shall provide a letter from the system manufacturer stating that the system was installed per specifications and is functioning as designed.
<b>PFB 12.</b>	Storm water quality facilities shall have approved landscape planted and/or some other erosion control method installed and approved by the City of Wilsonville prior to streets and/or alleys being paved.
<b>PFB 13.</b>	Sidewalks, crosswalks and pedestrian linkages in the public right-of-way shall be in compliance with the requirements of the U.S. Access Board.
<b>PFB 14.</b>	No surcharging of sanitary or storm water manholes is allowed.
<b>PFB 15.</b>	The project shall connect to an existing manhole or install a manhole at each connection point to the public storm system and sanitary sewer system. Note that there is a 30" storm pipe in Stockholm – a saddle-T connection is acceptable.
<b>PFB 16.</b>	Street and traffic signs shall have a hi-intensity prismatic finish meeting ASTM 4956 Spec Type 4 standards.
<b>PFB 17.</b>	The applicant shall provide the City with a Stormwater Maintenance and Access Easement (on City approved forms) for City inspection of those portions of the storm system to be privately maintained. Stormwater or rainwater LID facilities may be located within the public right-of-way upon approval of the City Engineer. Applicant shall maintain all LID storm water components and private conventional storm water facilities; maintenance shall transfer to the respective homeowners association when

	it is formed.						
<b>PFB 18.</b>	For any new public easements created with the project the Applicant shall be required to produce the specific survey exhibits establishing the easement and shall provide the City with the appropriate Easement document (on City approved forms).						
<b>PFB 19.</b>	<p>Mylar Record Drawings:</p> <p>At the completion of the installation of any required public improvements, and before a 'punch list' inspection is scheduled, the Engineer shall perform a record survey. Said survey shall be the basis for the preparation of 'record drawings' which will serve as the physical record of those changes made to the plans and/or specifications, originally approved by Staff, that occurred during construction. Using the record survey as a guide, the appropriate changes will be made to the construction plans and/or specifications and a complete revised 'set' shall be submitted. The 'set' shall consist of drawings on 3 mil. Mylar and an electronic copy in AutoCAD, current version, and a digitally signed PDF.</p>						
<b>Specific Comments:</b>							
<b>PFB 20.</b>	<p>At the request of Staff, DKS Associates completed a Trip Generation transportation review dated April 29, 2015. The project is hereby limited to no more than the following impacts.</p> <table style="margin-left: 40px;"> <tr> <td>Estimated New PM Peak Hour Trips (pool open)</td> <td style="text-align: right;">21</td> </tr> <tr> <td>Estimated New PM Peak Hour Trips (pool closed)</td> <td style="text-align: right;">8</td> </tr> <tr> <td>Estimated Weekday PM Peak Hour Trips Through Wilsonville Road Interchange Area (based on DKS assumption that users will be local)</td> <td style="text-align: right; vertical-align: bottom;">-0-</td> </tr> </table>	Estimated New PM Peak Hour Trips (pool open)	21	Estimated New PM Peak Hour Trips (pool closed)	8	Estimated Weekday PM Peak Hour Trips Through Wilsonville Road Interchange Area (based on DKS assumption that users will be local)	-0-
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<b>PFB 21.</b>	The estimated PM Peak Hour trips provided in PFA 20 are assumed to be locally generated from within the VB community and should have no additional impact to the City street infrastructure and therefore shall not be added to the overall PM Peak Hour trips for Villebois Village.						
<b>PFB 22.</b>	It is recommended that at least one ADA parking stall be provided to match what was provided at the Piccadilly Park swim center.						
<b>PFB 23.</b>	Note that two water service lines are required, one for irrigation use and one for domestic use.						
<b>PFB 24.</b>	Make storm and sanitary services as close as possible to meet City separation requirements, yet create only one street patch.						

**MASTER EXHIBIT LIST:**

The following exhibits are hereby entered into the public record by the Development Review Board as confirmation of its consideration of the application as submitted. This is the exhibit list that includes exhibits for Planning Case Files DB15-0017 through DB15-0019.

- A1.** Staff report and findings (this document)
- A2.** Slides and notes for Staff’s Public Hearing Presentation (*available at Public Hearing*)
- B1.** Applicant’s Notebook: *Under separate cover*

Section I: General Information

- IA) Introductory Narrative
- IB) Copy of Application Forms and Associated Documents
- IC) Fee Calculation
- ID) Mailing List *This information has been revised*

Section II: Preliminary Development Plan/Specific Area Plan Modification (Includes Master Plan Refinement)

- IIA) Supporting Compliance Report
- IIB) Reduced Drawings
- IIC) Traffic Analysis *See Exhibit B4*

Section III: Final Development Plan Modification

- IIIA) Supporting Compliance Report
- IIIB) Reduced Drawings
- IIIC) Elevations & Floor Plan

**B2.** Applicant's SAP Large Format Plans (Smaller 11x17 plans included in Sections IIB/IIIB of the applicant's notebook Exhibit B1.) *Under separate cover.*

- Sheet 1 Cover Sheet
- Sheet 2 Existing Conditions
- Sheet 3 Aerial Photograph
- Sheet 4 Preliminary Site/Land Use Plan/Parking Plan
- Sheet 5 Composite Utility Plan
- Sheet L1.0 Landscape Plan
- Sheet L2.0 Planting Details
- Sheet L3.0 Landscape Plan & Details

**B3.** Swim Center (Community Building) Elevations and Plans *Under separate cover*

- Sheet A1 Elevations (Color)
- Sheet A1 Elevations (Black and White)
- Sheet A18.1 Floor Plan

**B4.** Traffic Report

**C1.** Comments and Conditions from Engineering Division

**C2.** Comments and Conditions from Public Works

**FINDINGS OF FACT:**

1. The statutory 120-day time limit applies to this application. The application was received on April 1, 2015. On April 10, 2015, staff conducted a completeness review within the statutorily allowed 30-day review period, and, on March 31, 2014, the Applicant submitted new materials. On April 29, 2015 the application was deemed complete. The City must render a final decision for the request, including any appeals, by August 27, 2015

2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
Northeast:	V (Village)	Vacant residential
Northwest	V (Village)	SW Stockholm Dr. Residential
Southeast:	V (Village)	SW Berlin Ave. Vacant residential
Southwest:	V (Village)	SW Villebois Dr. South Vacant residential

3. Prior land use actions include: Tentative subdivision plat

Legislative:

- 02PC06 - Villebois Village Concept Plan
- 02PC07A - Villebois Comprehensive Plan Text
- 02PC07C - Villebois Comprehensive Plan Map
- 02PC07B - Villebois Village Master Plan
- 02PC08 - Village Zone Text
- 04PC02 – Adopted Villebois Village Master Plan
- LP-2005-02-00006 – Revised Villebois Village Master Plan
- LP-2005-12-00012 – Revised Villebois Village Master Plan (Parks and Recreation)
- LP10-0001 – Amendment to Villebois Village Master Plan (School Relocation from SAP North to SAP East)
- LP13-0005 – Amendment to Villebois Village Master Plan (Future Study Area)

Quasi Judicial:

- 04 DB 22 et seq – SAP-East
- DB05-0011 et seq – PDP-1E, Legend at Villebois
- DB10-0023 et seq – PDP-2aE, Lowrie Primary School
- AR10-0073 Partition Plat – Lowrie Primary School
- DB11-0047 et seq – PDP-2E, Retherford Meadows
- DB12-0042 et seq – PDP 3E, Tonquin Meadows at Villebois
- DB12-0050 et seq – PDP 4E, Tonquin Meadows at Villebois No. 2
- DB13-0001 – Final Development Plan for Neighborhood Park 6
- AR13-0046 – SAP East Phasing Amendment
- AR15-0010 – Extension No. 1 of NP-6 DB13-0001

4. The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

## CONCLUSIONARY FINDINGS:

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

<b>GENERAL INFORMATION</b>
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### *Section 4.008 Application Procedures-In General*

**Review Criteria:** This section lists general application procedures applicable to a number of types of land use applications and also lists unique features of Wilsonville’s development review process.

**Finding:** These criteria are met.

**Explanation of Finding:** The application is being processed in accordance with the applicable general procedures of this Section.

### *Section 4.009 Who May Initiate Application*

**Review Criterion:** “Except for a Specific Area Plan (SAP), applications involving specific sites may be filed only by the owner of the subject property, by a unit of government that is in the process of acquiring the property, or by an agent who has been authorized by the owner, in writing, to apply.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** A signed application form has been submitted signed by an authorized representative of the property owner Tonquin Meadows Homeowners Association.

### *Subsection 4.010 (.02) Pre-Application Conference*

**Review Criteria:** This section lists the pre-application process

**Finding:** These criteria are satisfied.

**Explanation of Finding:** A pre-application conference was held on March 19, 2015 in accordance with this subsection. See City Case File PA15-0002.

### *Subsection 4.011 (.02) B. Lien Payment before Application Approval*

**Review Criterion:** “City Council Resolution No. 796 precludes the approval of any development application without the prior payment of all applicable City liens for the subject property. Applicants shall be encouraged to contact the City Finance Department to verify that there are no outstanding liens. If the Planning Director is advised of outstanding liens while an application is under consideration, the Director shall advise the applicant that payments must be made current or the existence of liens will necessitate denial of the application.”

**Finding:** This criterion is satisfied.

**Explanation of Finding:** No applicable liens exist for the subject property. The application can thus move forward.

### *Subsection 4.035 (.04) A. General Site Development Permit Submission Requirements*

**Review Criteria:** “An application for a Site Development Permit shall consist of the materials specified as follows, plus any other materials required by this Code.” Listed 1. through 6. j.

**Finding:** These criteria are satisfied.

**Explanation of Finding:** The applicant has provided all of the applicable general submission requirements contained in this subsection.

*Section 4.110 Zoning-Generally*

**Review Criteria:** “The use of any building or premises or the construction of any development shall be in conformity with the regulations set forth in this Code for each Zoning District in which it is located, except as provided in Sections 4.189 through 4.192.” “The General Regulations listed in Sections 4.150 through 4.199 shall apply to all zones unless the text indicates otherwise.”

**Finding:** These criteria are satisfied.

**Explanation of Finding:** This proposed development is in conformity with the Village zoning district and general development regulations listed in Sections 4.150 through 4.199 have been applied in accordance with this Section.

<p style="text-align: center;"><b>REQUEST A: DB15-0017 SPECIFIC AREA PLAN AMENDMENT WITH MASTER PLAN REFINEMENT</b></p>
---

The applicant’s findings in Section IIA of their notebook, Exhibit B1, respond to the majority of the applicable criteria.

*Subsection 4.125 (.18) D. SAP Submittal Requirements*

A1. **Review Criteria:** This subsection lists the submittal requirements for SAPs, which would include SAP Modifications.

**Finding:** These criteria are satisfied.

**Details of Finding:** All the required materials have been submitted or are on file with the City from previous submittals for SAP East.

*Subsection 4.125 (.18) E. 1. b. i. SAP Consistency with Standards and Plans*

A2. **Review Criteria:** “The Development Review Board may approve an application for SAP approval only upon finding the following approval criteria are met:

- i. That the proposed SAP:
  - Is consistent with the standards identified in this section.
  - Complies with the applicable standards of the Planning and Land Development Ordinance, and
  - Is consistent with the Villebois Village Master Plan. Those elements of the Village Master Plan with which the SAP must be consistent are the Plan’s Goals, Policies, and Implementation Measures, and, except as the text otherwise provides, Figures 1, 5, 6A, 7, 8, 9A, and 9B.”

**Finding:** These criteria are satisfied.

**Details of Finding:** Consistency with the standards of Section 4.125 and other applicable standards in the Planning and Land Development Ordinance are being measured as can be seen in findings elsewhere in this report and the proposal is consistent with the standards or will be made consistent by conditions of approval. SAP East has previously been found to be consistent with the Villebois Village Master Plan. Specific findings related to the phasing changes and park refinements, which show continuing consistency, can be found below.

***Subsection 4.125 (.18) E. 1. b. ii. SAP Phasing***

A3. **Review Criteria:** “If the SAP is to be phased, as enabled by Sections 4.125(.18)(D)(2)(g) and (h), that the phasing sequence is reasonable.”

**Finding:** These criteria are satisfied.

**Details of Finding:** No change to previously approved phasing is proposed.

***Subsection 4.125 (.18) E. 1. b. iii. Additional SAP Modifications or Conditions of Approval***

A4. **Review Criteria:** “The Development Review Board may require modifications to the SAP, or otherwise impose such conditions, as it may deem necessary to ensure conformance with the Villebois Village Master Plan, and compliance with applicable requirements and standards of the Planning and Land Development Ordinance, and the standards of this section.”

**Finding:** These criteria are satisfied.

**Details of Finding:** No additional SAP modifications or conditions of approval are recommended.

**Refinements Generally**

***Subsection 4.125 (.18) F. 1. Refinement Process***

A5. **Review Criteria:** “In the process of reviewing a SAP for consistency with the Villebois Village Master Plan, the Development Review Board may approve refinements, but not amendments, to the Master Plan. Refinements to the Villebois Village Master Plan may be approved by the Development Review Board, upon the applicant's detailed graphic demonstration of compliance with the criteria set forth in Section 4.125(.18)(F)(2), below. Amendments to the Villebois Village Master Plan may be approved by the Planning Commission as set forth in Section 4.032(.01)(B).”

**Finding:** These criteria are satisfied.

**Details of Finding:** As part of the requested SAP Amendment the applicant is requesting Master Plan refinements related to park amenities. The applicant has provided plan sheets and written information showing sufficient information to demonstrate compliance with the applicable criteria. As can be seen in the Findings below the criteria set forth in Subsection 4.125 (.18) F. 2. are satisfied for the requested refinement.

**Refinement Request Parks, Trails, and Open Space**

***Subsection 4.125 (.18) F. 1. a. ii. Master Plan Refinements: Parks, Trails, and Open Space***

A6. **Review Criteria:** “Changes to the nature or location of park type, trails, or open space that do not significantly reduce function, usability, connectivity, or overall distribution or availability of these uses in the Specific Area Plan.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The requested refinement includes the addition of a community building and swimming pool to Neighborhood Park 5. The addition of these amenities requires the reduction of size in two amenities, a community garden and lawn play area. To changes to connectivity or distribution of park types are proposed. As the addition of the community building and pool will add function and usability rather than reduce this finding focuses on the impact of the reduced size of the lawn play area and community garden.



Significance, in a both quantifiable and qualitative sense, is specifically addressed in subsections and findings below. This finding will be limited to a general discussion of the impact of the reduced size of lawn play and community garden in relation to function and usability. As stated on page 19 of Villebois Village Master Plan park features listed in the Master Plan are subject to refinement.

#### Reduction in Lawn Play Area from

*Function & Usability:* The proposed lawn area is 59' by 109' compared to 50' by 240' preliminarily envisioned in the Master Plan and the 53' by 157' in the previously approved Final Development Plan. The lawn area remains fairly level to allow for field games. While usability, especially by multiple user groups simultaneously, will be reduced a functional and usable lawn play area remains.

#### Reduction in Community Garden area

*Function & Usability:* The proposed community garden has 29 plots or beds and 7 apple trees in an apple orchard. The overall area occupied by the plots/beds and apple orchard is approximately 90 by 90 feet. The master plan preliminarily described a 100 by 100 foot community garden. An unencumbered garden of that size could accommodate approximately 48 plots. However, design restraints such as the oil pipeline easement and topography would likely greatly reduce the number of plots. The previous approved Final Development Plan showed a 90 by 90 foot garden which would ideally accommodate approximately 48 plots, but again the limitations of the oil pipeline easement was not addressed. The proposed design provides for a functional community garden while allowing the additional amenities in the park.

### ***Subsection 4.125 (.18) F. 1. b. i. Defining “Significant” for Master Plan Refinements: Quantifiable***

A7. **Review Criteria:** “As used herein, “significant” means: More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(F)(1)(a), above,”

**Finding:** These criteria are satisfied.

**Details of Finding:** The matters, requirements, or performance measures in (.18) F. 1. a. related to parks include: nature of park type, location of park types, reduction of function of park type, trails, or open space, reduction of usability of park type, trails, or open space, reduction of connectivity of park type, trails, or open space, overall distribution and availability of uses. Any analysis of each is provided below together with a discussion to the extent to which it is quantifiable.

*Nature of Park Type:* This is quantifiable as the number of each park type (i.e. neighborhood park, regional park, pocket park). No changes to the number of different park types is proposed.

*Location of Park Type, Overall Distribution and Availability of Park Uses:* This is quantifiable as the planned location of each type of park. No changes to park numbers or locations are proposed.

*Reduction of Function of Park Type:* This is quantifiable as the overall number of major amenities. Staff understands major amenities to be major activity nodes or primary component of an activity area, while supporting amenities to be a secondary component of an area or activity area. The applicant is requesting to add a major amenity while maintaining all currently plan amenity, thus not reducing function.

*Reduction of Usability of Park Type:* The usability of the park is closely tied to the number of functional areas. There is, quantifiably speaking, no significant reduction in the number of functions in the park, the park increases usability by adding the ability to swim as well as recreate inside during inclement weather.

***Subsection 4.125 (.18) F. 1. b. ii. Defining “Significant” for SAP Refinements: Qualitative***

A8. **Review Criteria:** “As used herein, “significant” means: That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(F)(1)(a), above.”

**Finding:** These criteria are satisfied.

**Details of Finding:** This subsection does not provide clear definition of what an important qualitative feature might be. Absent details in this subsection, staff interprets the primary qualitative factors to consider to be the three guiding design principles of the Villebois Village Master Plan: Connectivity, Diversity, and Sustainability. The three guiding design principles are further defined by the goals, policies, and implementation measures of the Master Plan. By virtue of better or equally implementing the goals, policies, and implementation measures of the Villebois Village Master Plan, as described in Finding A9 below, the proposed refinements do not significantly affect parks in a qualitative sense.

***Subsection 4.125 (.18) F. 2. a. SAP Refinement Review Criteria: Better or Equally Implementing Villebois Village Master Plan***

A9. **Review Criterion:** “The refinements will equally or better meet the conditions of the approved SAP, and the Goals, Policies and Implementation Measures of the Villebois Village Master Plan.”

**Finding:** These criteria are satisfied.

**Details of Finding:** No specific conditions of approval from SAP East have been identified in relation to the proposed park so this finding focuses on better or equally meeting the affected goals, policies, and implementation measures of the Villebois Village Master Plan as shown in the following table.

*Goal: The Parks system within Villebois Village shall create a range of experiences for its residents and visitors through an interconnected network of pathways, parks, trails, open space and other public spaces that protect and enhance the site’s natural resources and connect Villebois to the larger regional park/open space system.*

**Response:** The goal is better met by increasing the number of park experiences while maintaining currently planned park experiences increasing the range of experiences available in the park and park system.

*Policy 3: Parks shall encourage the juxtaposition of various age-oriented facilities and activities while maintaining adequate areas of calm.*

Response: The policy is better met by adding the pool, which appeals to a variety of ages, as well as the community building which allows for a variety of inside activities for neighbors. At the same time the same variety of activities appealing to a variety of age groups previously planned remain.

*Policy 9: Parks and recreation spaces shall provide for flexibility over time to allow for adaptation to the future community's park, recreation and open space needs.*

Response: The policy is better met by first adapting the original list of amenities to meet current amenity needs including the addition of a pool and community building. It is equally met by being designed where different amenities can be changed and adapted over time similar to the typical park design in Villebois.

*Implementation Measure 1: Future and pending development applications within Villebois (Specific Area Plans, Preliminary Development Plans and Final Development Plans) shall comply with the park, trail, open space system proposed in Figure 5 – Parks and Open Space Plan, Figure 5A – Recreational Experiences Plan, and Table 1: Parks Programming. Refinements may be approved in accordance with Village Zone section 4.125(.18)(F).*

Response: This implementation measure is equally met as the park is complying with the referenced figures and table except for the allowed refinements.

***Subsection 4.125 (.18) F. 2. b. SAP Refinement Review Criteria: Impact on Natural and Scenic Resources***

A10. **Review Criterion:** “The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the PDP and Village area”

**Finding:** These criteria are satisfied.

**Details of Finding:** The proposed refinement does not negatively impact any identified environmental or scenic resources.

***Subsection 4.125 (.18) F. 2. c. SAP Refinement Review Criteria: Effect on Subsequent PDP's and SAP's***

A11. **Review Criterion:** “The refinement will not preclude an adjoining or subsequent PDP or SAP areas from development consistent with the approved SAP or the Master Plan.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The proposed park refinements do not preclude an adjoining or subsequent PDP or SAP area from developing consistent with the approved SAP or Master Plan.

**REQUEST B: DB15-0018 PRELIMINARY DEVELOPMENT PLAN AMENDMENT**

The applicant's findings in Section IIA of their notebook, Exhibit B1, respond to the majority of the applicable criteria.

*Village Zone*

*Subsection 4.125 (.02) Permitted Uses in Village Zone*

B1. **Review Criteria:** This subsection lists the uses typically permitted in the Village Zone, including single-family detached dwellings, row houses, and non-commercial parks, playgrounds, and recreational facilities.

**Finding:** These criteria are satisfied.

**Details of Finding:** The proposal is to add recreational facilities which are a typically permitted use in the Village Zone.

*Subsection 4.125 (.05) Development Standards Applying to All Development in the Village Zone*

*“All development in this zone shall be subject to the V Zone and the applicable provisions of the Wilsonville Planning and Land Development Ordinance. If there is a conflict, then the standards of this section shall apply. The following standards shall apply to all development in the V zone:”*

*Subsection 4.125 (.05) A. Block, Alley, Pedestrian and Bicycle Standards*

B2. **Review Criteria:** This subsection lists a variety of standards regarding access spacing and pedestrian and bicycle access.

**Finding:** These criteria are satisfied.

**Details of Finding:** Compliance with all the standards of this subsection have been previously reviewed as part of PDP 3 East. No changes are proposed impacting compliance with these standards.

*Subsection 4.125 (.05) B. Access*

B3. **Review Criterion:** “All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer.”

**Finding:** This criterion is satisfied.

**Details of Finding:** No vehicle access is provided into the proposed park.

**Table V-1, Development Standards**

**B4. Review Criteria:**

Table V-1: Development Standards													
Building Type	Min. Lot Size (sq.ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Max. Lot Coverage (note)	Min. Frontage Width <sup>10,12</sup> (%age)	Max. Bldg. Height <sup>6</sup> (ft.)	Front Min. (ft.)	Setbacks <sup>10,13,20</sup>			Alley-Loaded Garage (note)	Street-Loaded Garage (note)	
								Front Max. (ft.)	Rear Min. (ft.)	Side Min. (ft.)			
Commercial Buildings - Village Center <sup>14</sup>	NR	NR	NR	1	90	60	NR <sup>3</sup>	5	NR	NR	NR	NA	
Hotels - Village Center <sup>14</sup>	NR	NR	NR	1	80	60	NR <sup>3</sup>	15	NR	NR	NR	NA	
Mixed Use Buildings - Village Center <sup>14</sup>	NR	NR	NR	1	90	60	NR <sup>3</sup>	8	NR	NR	NR	NA	
Multi-Family Dwellings - Village Center <sup>14</sup>	NR	NR	NR	1	80	45	5 <sup>4</sup>	15	NR	NR	NR	NA	
Row Houses <sup>11</sup> - Village Center <sup>14</sup>	NR	NR	NR	1	80	45	5 <sup>4</sup>	10	NR	NR	NR	NA	
Commercial Buildings	NR	NR	NR	1	60	45	NR	15	NR	NR	NR	NA	
Mixed Use Buildings	NR	NR	NR	1	60	45	NR	15	NR	NR	NR	NA	
Multi-Family Dwellings	NR	NR	NR	1	60	45	8 <sup>4</sup>	15	NR	NR	NR	NA	
Row Houses <sup>11</sup>	NR	15	50	1	80	45	8 <sup>5</sup>	15	NR	NR	NR	NA	
Duplexes	4,000	45	70	2	60 <sup>16</sup>	35	12 <sup>5,6</sup>	20 <sup>6</sup>	5	5 <sup>15</sup>	7	8,17,18	
Single-Family Dwellings	2,250	35	50	2	60 <sup>16</sup>	35	12 <sup>5,6</sup>	20 <sup>6</sup>	5	5 <sup>15</sup>	7	8,17	

Notes: NR, No Requirement  
 NA, Not Allowed  
 1 Lot < 8000sf. NR; Lot >8000sf. 80% (Max. Lot Coverage)  
 2 Small lots: 75%, Medium Lots: 65%, Standard and Large Lots: 55%, Estate Lots: 45% Maximum Lot Coverage  
 On lots where detached accessory buildings are built, maximum lot coverage may be increased by 10%.  
 3 Bay windows, balconies, and other structural building projections above 8 ft. may encroach up to 5 ft. into the Public Way; canopies, awnings, and other non-structural projections may encroach up to 8 ft. into the Public Way.  
 4 Porches, stairs, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach up to the Public Way.  
 5 Porches, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach to within 8 ft. of the Public Way. Stairs may encroach to the Public Way.  
 6 For Standard, or Large Lots on Collector Avenues, front setbacks are 20 ft. min., (13' setback to porch), side street setbacks are 15' (8' setback to porch). Pie-shaped lots or lots with significant trees or grade banks at frontage have no maximum front setback.  
 7 The garage setback from alley shall be between 3 and 5 foot or, when as optional parking space is located between the garage and the alley, shall be 16 ft. minimum. Lots with important trees, as identified in the Master Plan, or grade differences at the alley, affecting garage location shall be exempt from this requirement.  
 8 Street-loaded garages shall be a minimum 20 ft. front setback to face of garage, and located a minimum of 5 ft. behind main façade of the associated dwelling unit.  
 9 Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint; vertical encroachments shall not be habitable space.  
 10 For Village Center buildings with lots fronting two or more streets, at least two facades shall be subject to the minimum frontage width and front setback requirements.  
 11 Row Houses are typically attached, but may be detached within the Village Center Boundary. When attached, no more than ten units shall be contiguous along a street edge. When row houses are detached, the Minimum Frontage Width is 65%. The Minimum Frontage Width for detached row houses may be less than 65% on corner lots or to accommodate the curve radius of street frontage, public utility easements, important trees, grade differences, public open space requirements, or as otherwise approved by the DRB.  
 12 See Definitions, 4.125.01, for measurement of Minimum Frontage Width.  
 13 Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the rear lot line abutting the alley.  
 14 See Figure 2A - Village Center Boundary & Land Use Plan in the Villebois Village Master Plan for areas included within the Village Center.  
 15 On Estate Lots and Large Lots with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 15 ft. with a minimum of 5 ft. On Small and Medium Lots, minimum side setback shall be 0 ft. or as required by Building Code.  
 16 For cluster housing with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right of way or a public pedestrian access easement linking the courtyard with the Public Way.  
 17 Dwellings on lots without alley access shall be at least 36 feet wide.  
 18 Duplexes with front-loaded garages are limited to one shared standard-sized driveway/apron.  
 19 Maximum setbacks may be increased as necessary to accommodate deeper porches, building code, public utility easements or public open space requirements.  
 20 Lots are categorized as small, medium, standard, large or estate as shown in the Pattern Book.

**Finding:** These criteria are satisfied.

**Details of Finding:** The proposed community building would be considered a commercial building for the purposes of Table V-1. Applicable standards include 80% maximum lot coverage, 60 foot minimum lot width, 45 foot maximum building height, no minimum front or side setbacks, maximum 15 foot front parking setback. The proposed building covers much less than 80% of the park, the park far exceeds a 60 foot width, the building does not exceed 45 feet in height, and is 15 feet from the front lot line. All applicable standards are thus met.

**Subsection 4.125 (.07) Table V-2 Off-Street Parking, Loading & Bicycle Parking**

**B5. Review Criteria:**

Table V-2: Off Street Parking Requirements				
	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short-term (Spaces)	Bicycle Long-term (Spaces)
<b>Permitted or Conditional Use</b>				
<b>Permitted Uses</b>				
Single-Family Detached Dwellings	1.0/DU	NR	NR	NR
Single-Family Accessory Dwelling Units*	1.0/DU	NR	NR	NR
Duplex	1.0/DU	NR	NR	NR
Row Houses	1.0/DU	NR	NR	NR
Multi-Family Dwellings	1.0/1 Bdr 1.5/2 Bdr 1.75/3 Bdr	NR	1 per 20 units Min. of 2	1 per 4 units Min. of 2
Community Housing	1 per 4 residents	1 per unit	None	1 per 8 residents Min. of 2
<b>Commercial Uses</b>				
Convenience Store	2/1000 sf	5/1000 sf	1 per 5000 sf Min. of 2	1 per 12,000 sf Min. of 2
Restaurant/Pub	2/1000 sf	10/1000 sf	1 per 5000 sf Min. of 2	1 per 12,000 sf Min. of 2
Child Day Care	0.2 per student/staff	0.3 per student/staff	None	1 per 10,000 sf Min. of 2
Medical/Dental	3/1000 sf	4/1000 sf	1 per 40,000 sf Min. of 2	1 per 70,000 sf Min. of 2
All other commercial uses	2/1000 sf	4/1000 sf	1 per 10,000 sf Min. of 2	1 per 40,000 sf Min. of 2
<b>Conditional Uses</b>				
Schools	0.2 per student/staff	0.3 per student/staff	0.3 per student/staff	0.2 per classroom
Recreational Facilities	3/1000 sf <sup>1</sup>	5/1000 sf <sup>1</sup>	1 per 3,000 sf Min. of 4	1 per 3000 sf Min. of 4
Conference Center	0.3 per seat	0.5 per seat	1 per 15 seats Min. of 2	1 per 40 seats Min. of 10
Library/Museum	2/1000 sf	4/1000 sf	1 per 1000 sf Min. of 6	1 per 1000 sf Min. of 6
Religious Institution	.25 per seat	.5 per seat	1 per 2,000 sf Min. of 2	1 per 4,000 sf Min. of 2
Theater	.25 per seat	.5 per seat	1 per 20 seats Min. of 2	1 per 50 seats Min. of 4
Overnight Lodging Facility	1 per room	1.5 per room	1 per 20 rooms Min. of 2	1 per 20 rooms Min. of 2
Light Manufacturing/Research and Development	2/1000 sf	4/1000 sf	1 per 10,000 sf Min. of 2	1 per 40,000 sf Min. of 2
All other Conditional Uses	2/1000 sf	4/1000 sf	1 per 10,000 sf Min. of 2	1 per 40,000 sf Min. of 2

Notes: <sup>1</sup> 1/1000 sf min. for court facilities

NR No requirement

\* See WC Section 4.113(.11) Assessorly Dwelling Units

[Table 4-2 amended by Ord. 677, 3/1/10]

**Finding:** These criteria are satisfied.

**Details of Finding:** The proposed facility would be a recreational facility requiring 3 parking spaces per 1000 square feet. The building is proposed at 2,920 square feet. 9 vehicle parking spaces are required. More than 9 spaces are provided on the adjacent streets not otherwise designated as required parking for other uses.

### ***Subsection 4.125 (.08) Parks & Open Space***

B6. **Review Criteria:** This subsection prescribes the open space requirement for development in the Village Zone.

**Finding:** These criteria are satisfied.

**Details of Finding:** The proposed park is a park designated as part of the required open space for SAP East and the Villebois Village Master Plan. While the proposal does remove a portion of vegetative plant material, the number of pocket parks in SAP East and the subject PDP more than offset the loss of area to ensure the total landscape area remains as required or above.

### ***Subsection 4.125 (.09) Street Alignment and Access Improvements***

B7. **Review Criteria:** This subsection lists requirements and standards for streets, intersections, and access improvements.

**Finding:** This criterion is satisfied.

**Details of Finding:** Surrounding streets have already been constructed. No changes to streets or access are proposed, except that a curb ramp and sign may be added for ADA parking at the front of the community building. Any related modifications will be reviewed by the City's Engineering Division for conformity with the Public Works Standards.

### ***Subsection 4.125 (.10) Sidewalk and Pathway Improvement Standards***

B8. **Review Criteria:** "The provisions of Section 4.178 shall apply within the Village zone."

**Finding:** These criteria are satisfied.

**Details of Finding:** Section 4.178 has been deleted and replaced mainly by Section 4.154. Section 4.154 and any other applicable sidewalk standards are being applied.

### ***Subsection 4.125 (.11) Landscaping, Screening and Buffering***

B9. **Review Criteria:** "Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:

- Streets in the Village Zone shall be developed with street trees as described in the Community Elements Book."

**Finding:** These criteria are satisfied.

**Details of Finding:** The appropriate landscaping is provided. No changes to approved street trees are proposed.

### ***Subsection 4.125 (.12) Signage and Wayfinding***

B10. **Review Criteria:** "Except as this subsection may otherwise be amended, or until such time as a Signage and Wayfinding Plan is approved as required by Section 4.125(.18)(D)(2)(f), signs within the Village zone shall be subject to provisions of Section 4.156."

**Finding:** These criteria are satisfied.

**Details of Finding:** No signage in NP-5 is called for or proposed.

***Subsection 4.125 (.13) Design Principles Applying to the Village Zone***

B11. **Review Criteria:** “The following design principles reflect the fundamental concepts, and support the objectives of the Villebois Village Master Plan, and guide the fundamental qualities of the built environment within the Village zone.

- The design of landscape, streets, public places and buildings shall create a place of distinct character.
- The landscape, streets, public places and buildings within individual development projects shall be considered related and connected components of the Villebois Village Master Plan.
- The design of streets and public spaces shall provide for and promote pedestrian safety, connectivity and activity.
- The design of exterior lighting shall minimize off-site impacts, yet enable functionality.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The Community Elements Book and Architectural Pattern book ensures the design meets the fundamental design concepts and support the objectives of the Villebois Village Master Plan. By complying with an approved Community Elements Book and Architectural Pattern Book the revised design of the park as well as the proposed community building will satisfy these criteria. See also Final Development Plan, Request C.

***Subsection 4.125 (.14) A. 1. a. Design Standards: Flag Lots***

B12. **Review Criterion:** “Flag lots are not permitted.”

**Finding:** This criterion is satisfied.

**Details of Finding:** No flag lots are proposed.

***Subsection 4.125 (.14) A. 2. a. - e. and h. – k. Building and Site Design Requirements***

B13. **Review Criteria:** “Building and site design shall include:

- Proportions and massing of architectural elements consistent with those established in an approved Architectural Pattern Book or Village Center Architectural Standards.
- Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Architectural Pattern Book, Community Elements Book or approved Village Center Architectural Standards.
- Protective overhangs or recesses at windows and doors.
- Raised stoops, terraces or porches at single-family dwellings.
- Exposed gutters, scuppers, and downspouts, or approved equivalent.
- Building elevations of block complexes shall not repeat an elevation found on an adjacent block.
- Building elevations of detached buildings shall not repeat an elevation found on buildings on adjacent lots.
- A porch shall have no more than three walls.
- A garage shall provide enclosure for the storage of no more than three motor vehicles, as described in the definition of Parking Space.”

**Finding:** These criteria are satisfied.

**Details of Finding:** Conformance with the Community Elements Book and Architectural Pattern Book will assure consistency with the applicable Design Standards of subsection (.14) for the revised design of the park as well as the proposed community building



***Subsection 4.125 (.14) A. 2. g. Landscape Plans***

B14. **Review Criterion:** “Building and site design shall include:

- A landscape plan in compliance with Sections 4.125(.07) and (.11), above.”

**Finding:** This criterion is satisfied.

**Details of Finding:** The appropriate landscape plans have been provided. See Landscape Plans, Sheets L1.0 through L2.0, Exhibit B2.

***Subsection 4.125 (.14) A. 2. f. Protection of Significant Trees***

B15. **Review Criterion:** “Building and site design shall include:

- The protection of existing significant trees as identified in an approved Community Elements Book.”

**Finding:** This criterion is satisfied.

**Details of Finding:** No important trees are impacted by the proposed changes to NP-5.

***Subsection 4.125 (.14) A. 3. Lighting and Site Furnishings***

B16. **Review Criteria:** “Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center Architectural Standards.”

**Finding:** These criteria are satisfied.

**Details of Finding:** All applicable site features including tables, trash receptacles, drinking fountains, bike racks, bench match the Community Elements Book for this portion of SAP East. The proposed pool fence matches fencing in the Architecture Pattern Book.

***Subsection 4.125 (.18) G. Preliminary Development Plan Approval Process***

***Subsection 4.125 (.18) G. 1. a. Preliminary Development Plan: Submission Timing***

B17. **Review Criterion:** “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall be filed with the City Planning Division for the entire SAP, or when submission of the SAP in phases has been authorized by the Development Review Board, for a phase in the approved sequence.”

**Finding:** This criterion is satisfied.

**Details of Finding:** No changes to phasing have been proposed.

***Subsection 4.125 (.18) G. 1. b. Preliminary Development Plan: Owners’ Consent***

B18. **Review Criterion:** “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall be made by the owner of all affected property or the owner’s authorized agent;”

**Finding:** This criterion is satisfied.

**Details of Finding:** This application is made by Tonquin Meadows Homeowners Association, the owner of the property.

***Subsection 4.125 (.18) G. 1. c. Preliminary Development Plan Permit Process: Proper Form & Fees***

B19. **Review Criterion:** “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall be filed on a form prescribed by the City Planning Division and filed with said division and accompanied by such fee as the City Council may prescribe by resolution;”

**Finding:** These criteria are satisfied.

**Details of Finding:** The applicant has used the prescribed form and paid the required application fees.

***Subsection 4.125 (.18) G. 1. d. Preliminary Development Plan Permit Process: Professional Coordinator***

B20. **Review Criterion:** “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall set forth the professional coordinator and professional design team for the project;”

**Finding:** This criterion is satisfied.

**Details of Finding:** A professional design team is working on the project with Stacy Connery AICP from Pacific Community Design as the professional coordinator.

***Subsection 4.125 (.18) G. 1. e. Preliminary Development Plan Permit Process: Mixed Uses***

B21. **Review Criterion:** “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall state whether the development will include mixed land uses, and if so, what uses and in what proportions and locations.”

**Finding:** This criterion is satisfied.

**Details of Finding:** The proposed PDP includes only park and recreation uses.

***Subsection 4.125 (.18) G. 1. f. Preliminary Development Plan Permit Process: Land Division***

B22. **Review Criterion:** “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall include a preliminary land division (concurrently) per Section 4.400, as applicable.”

**Finding:** This criterion is satisfied.

**Details of Finding:** No further land partition is necessary or proposed.

***Subsection 4.125 (.18) G. 1. g. Preliminary Development Plan Permit Process: Zone Map Amendment***

B23. **Review Criterion:** “An application for approval of a Preliminary Development Plan for a development in an approved SAP shall include a concurrent application for a Zone Map Amendment (i.e., Zone Change) for the subject phase.”

**Finding:** This criterion is satisfied.

**Details of Finding:** As the proposal is an amendment to an existing PDP, the Zone Map Amendment has previously been granted concurrent with the original PDP approval.

***Subsection 4.125 (.18) G. 2. a. – c. Preliminary Development Plan Permit Process: Information Required***

B24. **Review Criteria:** “The application for Preliminary Development Plan approval shall include conceptual and quantitatively accurate representations of the entire development sufficient to demonstrate conformance with the approved SAP and to judge the scope, size and impact of the development on the community and shall be accompanied by the following information:

- A boundary survey or a certified boundary description by a surveyor licensed in the State of Oregon.
- Topographic information sufficient to determine direction and percentage of slopes, drainage patterns, and in environmentally sensitive areas, (e.g., flood plain, wetlands, forested areas, steep slopes or adjacent to stream banks). Contour lines shall relate to North American Vertical Datum of 1988 and be at minimum intervals as follows:
  - One (1) foot contours for slopes of up to five percent (5%);
  - Two (2) foot contours for slopes from six percent (6%) to twelve (12%);
  - Five (5) foot contours for slopes from twelve percent (12%) to twenty percent (20%). These slopes shall be clearly identified, and
  - Ten (10) foot contours for slopes exceeding twenty percent (20%).
- The location of areas designated Significant Resource Overlay Zone (SROZ), and associated 25-foot Impact Areas, within the PDP and within 50 feet of the PDP boundary, as required by Section 4.139.

**Finding:** These criteria are satisfied.

**Details of Finding:** Information relevant to the proposed revisions has been provided.

***Subsection 4.125 (.18) G. 2. d. Preliminary Development Plan Permit Process: Land Area Tabulation***

B25. **Review Criteria:** “A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The area affected by the proposed PDP amendment to add the swim center and community building has previously been calculated as park use for the PDP, and the park use continues.

***Subsection 4.125 (.18) G. 2. e. Preliminary Development Plan Permit Process: Streets, Alleys, and Trees***

B26. **Review Criteria:** “The location, dimensions and names, as appropriate, of existing and platted streets and alleys on and within 50 feet of the perimeter of the PDP, together with the location of existing and planned easements, sidewalks, bike routes and bikeways, trails, and the location of other important features such as section lines, section corners, and City boundary lines. The plan shall also identify all trees 6 inches and greater d.b.h. on the project site only.”

**Finding:** These criteria are satisfied.

**Details of Finding:** Information relevant to the proposed revisions has been provided.

***Subsection 4.125 (.18) G. 2. f. Preliminary Development Plan Permit Process: Building Drawings***

B27. **Review Criteria:** “Conceptual drawings, illustrations and building elevations for each of the listed housing products and typical non-residential and mixed-use buildings to be constructed within the Preliminary Development Plan boundary, as identified in the approved SAP, and where required, the approved Village Center Design.”

**Finding:** This criterion is satisfied.

**Details of Finding:** Drawings of the proposed community building is provided, preliminary drawings for all other buildings in the PDP were submitted as part of the original PDP application.

***Subsection 4.125 (.18) G. 2. g. Preliminary Development Plan Permit Process: Utility Plan***

B28. **Review Criterion:** “A composite utility plan illustrating existing and proposed water, sanitary sewer, and storm drainage facilities necessary to serve the SAP.”

**Finding:** This criterion is satisfied.

**Details of Finding:** A composite utility plan has been provided. See applicant’s sheet 5 in Exhibit B2.

***Subsection 4.125 (.18) G. 2. h. Preliminary Development Plan Permit Process: Phasing Sequence***

B29. **Review Criterion:** “If it is proposed that the Preliminary Development Plan will be executed in Phases, the sequence thereof shall be provided.”

**Finding:** This criterion is satisfied.

**Details of Finding:** No changes to phasing are proposed.

***Subsection 4.125 (.18) G. 2. i. Preliminary Development Plan Permit Process: Security for Capital Improvements***

B30. **Review Criterion:** “A commitment by the applicant to provide a performance bond or other acceptable security for the capital improvements required by the project.”

**Finding:** This criterion is satisfied.

**Details of Finding:** The Public Works permitting process will ensure the appropriate bonding or other security is provided for any public improvements.

***Subsection 4.125 (.18) G. 2. j. Preliminary Development Plan Permit Process: Traffic Report***

B31. **Review Criterion:** “At the applicant’s expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the SAP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire SAP, and it shall meet Subsection 4.140(.09)(J)(2).”

**Finding:** This criterion is satisfied.

**Details of Finding:** A traffic report is being prepared in accordance with this subsection. The development will not be able to proceed unless concurrency requirements in Section 4.140 are met. See also Finding ?

**Subsection 4.125 (.18) H. PDP Application Submittal Requirements**

***Subsection 4.125 (.18) H. 1. PDP Application Submittal Requirements: General***

- B32. **Review Criteria:** “The Preliminary Development Plan shall conform with the approved Specific Area Plan, and shall include all information required by (.18)(D)(1) and (2), plus the following:
- The location of water, sewerage and drainage facilities;
  - Conceptual building and landscape plans and elevations, sufficient to indicate the general character of the development;
  - The general type and location of signs;
  - Topographic information as set forth in Section 4.035;
  - A map indicating the types and locations of all proposed uses; and
  - A grading and erosion control plan illustrating existing and proposed contours as prescribed previously in this section.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The use of the subject property as a park is consistent with the approved SAP East. No additional refinements to park amenities in the master plan are evident in the SAP approval documents. All the necessary information has been submitted. See Request A.

***Subsection 4.125 (.18) H. 2. PDP Application Submittal Requirements: Traffic Report***

- B33. **Review Criteria:** “In addition to this information, and unless waived by the City’s Community Development Director as enabled by Section 4.008(.02)(B), at the applicant’s expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the PDP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire PDP, and it shall meet Subsection 4.140(.09)(J)(2) for the full development of all five SAPs.”

**Finding:** These criteria are satisfied.

**Details of Finding:** A traffic report is being prepared consistent with this subsection.

***Subsection 4.125 (.18) H. 3. PDP Application Submittal Requirements: Level of Detail***

- B34. **Review Criterion:** “The Preliminary Development Plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the phase of development. However, approval of a Final Development Plan is a separate and more detailed review of proposed design features, subject to the standards of Section 4.125(.18)(L) through (P), and Section 4.400 through Section 4.450.”

**Finding:** This criterion is satisfied.

**Details of Finding:** Sufficient detail, including a narrative description and plans and drawings have been submitted indicating the design and function of the revised park. The FDP application for design of the park has been submitted. See Request C.

***Subsection 4.125 (.18) H. 4. PDP Application Submittal Requirements: Copies of Legal Documents***

B35. **Review Criterion:** “Copies of legal documents required by the Development Review Board for dedication or reservation of public facilities, or for the creation of a non-profit homeowner’s association, shall also be submitted.”

**Finding:** This criterion is satisfied.

**Details of Finding:** Required legal documents have previously been recorded and copies given to the City. The applicant will need to work with the City to vacate, on the portion of the property occupied by the pool, pool deck, and community building, the public access easement granted on the Tonquin Meadows plat

***Subsection 4.125 (.18) I. PDP Approval Procedures***

B36. **Review Criteria:** “An application for PDP approval shall be reviewed using the following procedures:

- Notice of a public hearing before the Development Review Board regarding a proposed PDP shall be made in accordance with the procedures contained in Section 4.012.
- A public hearing shall be held on each such application as provided in Section 4.013.
- After such hearing, the Development Review Board shall determine whether the proposal conforms to the permit criteria set forth in this Code, and shall approve, conditionally approve, or disapprove the application.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The request is being reviewed according to this subsection.

***Subsection 4.125 (.18) K. PDP Approval Criteria***

***Subsection 4.125 (.18) K. 1. a. PDP Approval Criteria: Consistent with Standards of Section 4.125***

B37. **Review Criteria:** “Is consistent with the standards identified in this section.”

**Finding:** These criteria are satisfied.

**Details of Finding:** As shown elsewhere in this request, the proposed Preliminary Development Plan is consistent with the standards of Section 4.125.

***Subsection 4.125 (.18) K. 1. b. PDP Approval Criteria: Complies with the Planning and Land Development Ordinance***

B38. **Review Criterion:** “Complies with the applicable standards of the Planning and Land Development Ordinance, including Section 4.140(.09)(J)(1)-(3).”

**Finding:** This criterion is satisfied.

**Details of Finding:** Findings are provided showing compliance with applicable standards of the Planning and Land Development Ordinance. Specifically Findings B44 through B46 address Subsections 4.140 (.09) J. 1. through 3.

***Subsection 4.125 (.18) K. 1. c. PDP Approval Criteria: Consistent with Approved SAP***

B39. **Review Criterion:** “Is consistent with the approved Specific Area Plan in which it is located.”

**Finding:** This criterion is satisfied.

**Details of Finding:** With the proposed refinement, the PDP is consistent with the approved SAP.

***Subsection 4.125 (.18) K. 1. d. PDP Approval Criteria: Consistent with Approved Pattern Book***

B40. **Review Criterion:** “Is consistent with the approved Pattern Book and, where required, the approved Village Center Architectural Standards.”

**Finding:** This criterion is satisfied.

**Details of Finding:** The proposed community building has been reviewed and approved by the City and the City’s contract architect as consistent with the SAP East Pattern Book. See Exhibit ?

***Subsection 4.125 (.18) K. 2. PDP Approval Criteria: Reasonable Phasing Schedule***

B41. **Review Criterion:** “If the PDP is to be phased, that the phasing schedule is reasonable and does not exceed two years between commencement of development of the first, and completion of the last phase, unless otherwise authorized by the Development Review Board.”

**Finding:** This criterion is satisfied.

**Details of Finding:** No changes to previously approved phasing are proposed.

***Subsection 4.125 (.18) K. 3. PDP Approval Criteria: Parks Concurrency***

B42. **Review Criterion:** “Parks within each PDP or PDP Phase shall be constructed prior to occupancy of 50% of the dwelling units in the PDP or PDP phase, unless weather or other special circumstances prohibit completion, in which case bonding for such improvements shall be permitted.”

**Finding:** This criterion does not apply.

**Details of Finding:** The requirements for parks concurrency previously required remain. See AR13-0046.

***Subsection 4.125 (.18) K. 5. PDP Approval Criteria: DRB Conditions***

B43. **Review Criterion:** “The Development Review Board may require modifications to the PDP, or otherwise impose such conditions as it may deem necessary to ensure conformance with the approved SAP, the Villebois Village Master Plan, and compliance with applicable requirements and standards of the Planning and Land Development Ordinance, and the standards of this section.”

**Finding:** This criterion is satisfied.

**Details of Finding:** No additional conditions of approval are recommended.

***Subsection 4.140 (.09) J. Planned Development Permit Review Criteria***

***“A planned development permit may be granted by the Development Review Board only if it is found that the development conforms to all the following criteria, as well as to the Planned Development Regulations in Section 4.140:”***

***Subsection 4.140 (.09) J. 1. Consistency with Comprehensive Plan and Other Plans, Ordinances***

B44. **Review Criteria:** “The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The applicant’s findings demonstrate that the location, design, size, and uses proposed with the PDP are both separately and as a whole consistent with SAP East, and thus the Villebois Village Master Plan, the City’s Comprehensive Plan designation of Residential – Village for the area, and any other applicable ordinance of which staff is aware.

***Subsection 4.140 (.09) J. 2. Meeting Traffic Level of Service D***

B45. **Review Criteria:** That the location, design, size and uses are such that traffic generated by the development at the most probable used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D, as defined in the Highway Capacity manual published by the National Highway Research Board, on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets. Immediately planned arterial and collector streets are those listed in the City’s adopted Capital Improvement Program, for which funding has been approved or committed, and that are scheduled for completion within two years of occupancy of the development or four year if they are an associated crossing, interchange, or approach street improvement to Interstate 5.

**Finding:** These criteria are satisfied.

**Details of Finding:** A traffic report is being prepared. The revised park will not be allowed to moved forward unless the traffic concurrency requirements of this subsection are met.

***Subsection 4.140 (.09) J. 3. Concurrency for Other Facilities and Services***

B46. **Review Criteria:** “That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The proposed community building and swim center will be adequately served by existing facilities and services.

***Section 4.171 Protection of Natural Features & Other Resources***

B47. **Review Criteria:** This section list standards for protection of natural features, hillsides, trees and wooded areas, high voltage power line corridors, historic resources, and prevention of natural and safety hazards.

**Finding:** These criteria are satisfied.



**Details of Finding:** The proposed changes to the park design do not change the PDP's compliance with these standards or the ability to protect the listed features and resources or protect from hazards.

#### ***Section 4.176 Landscaping, Screening, and Buffering***

B48. **Review Criteria:** This section establishes landscape, screening, and buffering requirements for development within the City.

**Finding:** These criteria are satisfied.

**Details of Finding:** The plan has been developed in conformance with the *Community Elements Book* and the applicable standards of Section 4.176. Landscaping details will be reviewed with Request C, Final Development Plan.

#### ***Subsection 4.177 (.02) Street Design Standards***

B49. **Review Criteria:** This section establishes street design standards for development within the City. Listed A through G,

**Finding:** These criteria are satisfied.

**Details of Finding:** The street designs have been reviewed and approved. The only potential change is the addition of an ADA access ramp from the on-street parking, which will not change compliance with these design standards. See also Finding B7.

#### ***Subsection 4.177 (.03) Sidewalk Standards***

B50. **Review Criteria:** "Sidewalks shall be provided on the public street frontage of all development. Sidewalks shall generally be constructed within the dedicated public right-of-way, but may be located outside of the right-of-way within a public easement with the approval of the City Engineer."

**Finding:** These criteria are satisfied.

**Details of Finding:** Sidewalks have been approved on all street frontages.

#### ***Subsection 4.177 (.03) A. Sidewalk Through Zones***

B51. **Review Criteria:** "Sidewalk widths shall include a minimum through zone of at least five feet. The through zone may be reduced pursuant to variance procedures in Section 4.196, a waiver pursuant to Section 4.118, or by authority of the City Engineer for reasons of traffic operations, efficiency, or safety."

**Finding:** These criteria are satisfied.

**Details of Finding:** No changes to approved through zones are proposed.

#### ***Subsection 4.177 (.04) Bicycle Facility***

B52. **Review Criteria:** "Bicycle facilities shall be provided to implement the Transportation System Plan, and may include on-street and off-street bike lanes, shared lanes, bike boulevards, and cycle tracks. The design of on-street bicycle facilities will vary according to the functional classification and the average daily traffic of the facility."

**Finding:** These criteria are satisfied.

**Details of Finding:** No changes to approved bike facilities are proposed.

**REQUEST C: DB15-0019 REVISED FINAL DEVELOPMENT PLAN**

The applicant’s findings in Section IIIA of their notebook, Exhibit B1, respond to the majority of the applicable criteria.

*Subsection 4.125 (.02) Permitted Uses in the Village Zone*

C1. **Review Criteria:** This subsection lists the uses typically permitted in the Village Zone including “Non-commercial parks, plazas, playgrounds, recreational facilities, community buildings and grounds, tennis courts, and other similar recreational and community uses owned and operated either publicly or by an owners association.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The proposal is to add recreational facilities which are a typically permitted use in the Village Zone.

*Subsection 4.125 (.08) A. Parks and Open Space in the Village Zone-Amount Required*

C2. **Review Criteria:** “In all residential developments and in mixed-use developments where the majority of the developed square footage is to be in residential use, at least twenty-five percent (25%) of the area shall be open space, excluding street pavement and surface parking. In multi-phased developments, individual phases are not required to meet the 25% standard as long as an approved Specific Area Plan demonstrates that the overall development shall provide a minimum of 25% open space. Required yard areas shall not be counted towards the required open space area.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The proposed park is a park designated as part of the required open space for SAP East and the Villebois Village Master Plan. While the proposal does remove a portion of vegetative plant material, the number of pocket parks in SAP East and the subject PDP more than offset the loss of area to ensure the total landscape area remains as required or above.

*Subsection 4.125 (.08) B. Parks and Open Space in the Village Zone-Ownership*

C3. **Review Criteria:** “Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation easement or dedicated to the City, either rights in fee or easement, without altering the density or other development standards of the proposed development. Provided that, if the dedication is for public park purposes, the size and amount of the proposed dedication shall meet the criteria of the City of Wilsonville standards. The square footage of any land, whether dedicated or not, which is used for open space shall be deemed a part of the development site for the purpose of computing density or allowable lot coverage.”

**Finding:** These criteria are satisfied.

**Details of Finding:** No change in ownership is proposed with the application.

*Subsection 4.125 (.08) C. Parks and Open Space in the Village Zone-Protection and Maintenance*

C4. **Review Criteria:** “The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or

maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review and approve any pertinent bylaws, covenants, or agreements prior to recordation.”

**Finding:** These criteria will be satisfied by Condition of Approval PDC 1.

**Details of Finding:** Condition of Approval PDC 1 requires the applicant/owner to submit a copy of any changes to the CC&R's and Bylaws addressing maintenance, access, etc. for the community building and swimming pool to the City and have them approved by the City prior to occupancy being granted.

***Subsection 4.125 (.09) Street and Access Improvement Standards***

C5. **Review Criteria:** This section lists street and access improvement standards for the Village Zone including vision clearance standards.

**Finding:** These criteria are satisfied.

**Details of Finding:** This code section does not apply to the proposed parks, except for vision clearance which is met.

***Subsection 4.125 (.10) Sidewalk and Pathway Improvement Standards***

C6. **Review Criteria:** “The provisions of Section 4.178 shall apply within the Village zone.”

**Finding:** These criteria are satisfied.

**Details of Finding:** Section 4.178 has been deleted. The revised Final Development plan does not affect compliance with any City sidewalk standards.

***Subsection 4.125 (.11) Landscaping Screening and Buffering***

C7. **Review Criteria:** “Except as noted below, the provisions of Section 4.176 shall apply in the Village zone.” “Streets in the Village zone shall be developed with street trees as described in the Community Elements Book.”

**Finding:** These criteria are satisfied.

**Details of Finding:** Findings C18 through C29 pertain to Section 4.176. Street trees remain proposed consistent with the Community Elements Book or will be required to be consistent by a condition of approval from the previous approval.

***Section 4.125 (.12) A. Signs Compliance with Master Sign and Wayfinding Plan for SAP***

C8. **Review Criterion:** “All signage and wayfinding elements within the Village Zone shall be in compliance with the adopted Signage and wayfinding Master Plan for the appropriate SAP.”

**Finding:** This criterion is satisfied.

**Details of Finding:** No changes to signs are proposed.

***Subsection 4.125 (.14) Design Standards Applying to the Village Zone***

***The following Design Standards implement the Design Principles found in Section 4.125(.13), above, and enumerate the architectural details and design requirements applicable to buildings and other features within the Village (V) zone. The Design Standards are based primarily on the features, types, and details of the residential traditions in the Northwest, but are not intended to mandate a particular style or fashion. All development within the Village zone shall incorporate the following:***

***Subsection 4.125 (.14) A. 2. b. Details to Match Architectural Pattern Book and Community Elements Book***

C9. **Review Criteria:** “Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Architectural Pattern Book, Community Elements Book or approved Village Center Architectural Standards.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The proposed community building has been reviewed and approved by the City and the City’s contract architect as consistent with the SAP East Pattern Book. See Exhibit. The pool fence matches the “Full View Fence” on page E12 of the applicable Architectural Pattern Book. Fixtures are consistent with the Community Elements Book.

***Subsection 4.125 (.14) A. 2. f. Protection of Significant Trees***

C10. **Review Criterion:** “The protection of existing significant trees as identified in an approved Community Elements Book.”

**Finding:** This criterion is satisfied.

**Details of Finding:** No significant (important) trees have been identified within the parks and open space covered by the proposed revised FDP.

***Subsection 4.125 (.14) A. 2. g. Landscape Plan***

C11. **Review Criterion:** “A landscape plan in compliance with Sections 4.125(.07) and (.11), above.”

**Finding:** This criterion is satisfied.

**Details of Finding:** Landscape plans have been provided in compliance with the referenced sections.

***Subsection 4.125 (.14) C. Lighting and Site Furnishings***

C12. **Review Criteria:** “Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center Architectural Standards.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The lighting and site furnishings shown by the applicant match the Community Elements Book for SAP East. No changes to previously approved street lighting for SAP East PDP 3 is proposed.

***Subsection 4.125 (.18) L. Final Development Plan Approval Procedures***

C13. **Review Criteria:** This subsection establishes the approval procedures for Final Development Plans.

**Finding:** These criteria are satisfied.

**Details of Finding:** The applicant has followed the applicable procedures set out in this subsection for approval of a FDP.

***Subsection 4.125 (.18) M. Final Development Plan Submittal Requirements***

C14. **Review Criteria:** “An application for approval of a FDP shall be subject to the provisions of Section 4.034.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The necessary materials have been submitted for review of the FDP.

***Subsections 4.125 (.18) N. and P. 1. Final Development Plans Subject to Site Design Review Criteria***

C15. **Review Criteria:** “An application for approval of a FDP shall be subject to the provisions of Section 4.421”

**Finding:** These criteria are satisfied.

**Details of Finding:** The provisions of Section 4.421 are being used as criteria in the review of the FDP. See Findings C33 through C37.

***Subsection 4.125 (.18) O. Refinements to Preliminary Development Plan as part of Final Development Plan***

C16. **Review Criteria:** This subsection identifies the process and requirements for refinements to a preliminary development plan as party of a final development plan.

**Finding:** These criteria are satisfied.

**Details of Finding:** No refinements are proposed as part of the requested FDP, as park and open space refinements were requested as part of the SAP modification request. See Request A.

***Subsection 4.125 (.18) P.2. Final Development Plan Compliance with Architectural Pattern Book, Community Elements Book, and PDP Conditions of Approval***

C17. **Review Criteria:** “An application for an FDP shall demonstrate that the proposal conforms to the applicable Architectural Pattern Book, Community Elements Book, Village Center Architectural Standards and any conditions of a previously approved PDP.”

**Finding:** These criteria are satisfied.

**Details of Finding:** Overall, as demonstrated by Finding C7 through C9 above, the FDP demonstrates compliance with the applicable Architectural Pattern Book and Community Elements Book.

## Landscape Standards Section 4.176

### *Subsection 4.176 (.02) B. Landscape Standards and Compliance with Code*

C18. **Review Criterion:** “All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements; higher standards can be substituted as long as fence and vegetation-height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment of area or length”

**Finding:** This criterion is satisfied.

**Details of Finding:** No waivers or variances to landscape standards have been requested. Thus all landscaping and screening must comply with standards of this section.

### *Subsection 4.176 (.03) Landscape Area and Locations*

C19. **Review Criteria:** “Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The majority of the revised park design is still covered with vegetative plant materials with plantings are in a variety of areas. Small ornamental trees are planted around the swim center building and fenced pool area to soften their appearance along with ornamental grasses and ground cover.

### *Subsection 4.176 (.04) Buffering and Screening*

C20. **Review Criteria:** “Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

C. All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.

D. All outdoor storage areas shall be screened from public view, unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on a development permit.

E. In all cases other than for industrial uses in industrial zones, landscaping shall be designed to screen loading areas and docks, and truck parking.

F. In any zone any fence over six (6) feet high measured from soil surface at the outside of fenceline shall require Development Review Board approval.”

**Finding:** These criteria are satisfied.

**Details of Finding:** No outdoor storage or utility equipment related to the swimming pool has been identified needing screening.

***Subsection 4.176 (.06) A. Plant Materials-Shrubs and Groundcover***

C21. **Review Criteria:** This subsection establishes plant material and planting requirements for shrubs and ground cover.

**Finding:** These criteria are satisfied.

**Details of Finding:** Applicant’s sheets L1.0 in their plan set, see Exhibits B1 Section IIB and Exhibit B2, indicates the requirements established by this subsection will be met by the proposed plantings.

***Subsection 4.176 (.06) B. Plant Materials-Trees***

C22. **Review Criteria:** This subsection establishes plant material requirements for trees.

**Finding:** These criteria are satisfied.

**Details of Finding:** Applicant’s sheets L1.0 through L4.0 in their plan set, see Exhibits B1 Section IIB and Exhibit B2, indicates the requirements established by this subsection will be met by the proposed plantings.

***Subsection 4.176 (.06) D. Plant Materials-Street Trees***

C23. **Review Criteria:** This subsection establishes plant material requirements for street trees.

**Finding:** These criteria are satisfied.

**Details of Finding:** Street trees have been previously approved.

***Subsection 4.176 (.06) E. Types of Plant Species***

C24. **Review Criteria:** This subsection discusses use of existing landscaping or native vegetation, selection of plant materials, and prohibited plant materials.

**Finding:** These criteria are satisfied.

**Details of Finding:** The allowed plant materials are governed by the Community Elements Book. All proposed plant materials are consistent with the SAP East Community Elements Book.

***Subsection 4.176 (.06) F. Tree Credit***

C25. **Review Criteria:** “Existing trees that are in good health as certified by an arborist and are not disturbed during construction may count for landscaping tree credit as follows: Existing trunk diameter                      Number of Tree Credits

18 to 24 inches in diameter                      3 tree credits

25 to 31 inches in diameter                      4 tree credits

32 inches or greater                      5 tree credits:”

Maintenance requirements listed 1. through 2.

**Finding:** These criteria are satisfied.

**Details of Finding:** No trees are being preserved in the subject area.

***Subsection 4.176 (.06) G. Exceeding Plant Material Standards***

C26. **Review Criterion:** “Landscape materials that exceed the minimum standards of this Section are encouraged, provided that height and vision clearance requirements are met.”

**Finding:** This criterion is satisfied.

**Details of Finding:** The selected landscape materials do not violate any height or visions clearance requirements.

***Subsection 4.176 (.07) Installation and Maintenance of Landscaping***

C27. **Review Criteria:** This subsection establishes installation and maintenance standards for landscaping.

**Finding:** These criteria are satisfied or will be satisfied by Condition of Approval PDC 2.

**Details of Finding:** The installation and maintenance standards are or will be met as follows:

- Plant materials are required to be installed to current industry standards and be properly staked to ensure survival
- Plants that die are required to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City.
- A note on the applicant's sheet L1.0 in their plan set, Exhibit B2, indicates "project is to be irrigated by an automatic underground system, which will provide full coverage for all plant material. System is to be design/build by landscape contractor."

***Subsection 4.176 (.09) Landscape Plans***

C28. **Review Criterion:** "Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated."

**Finding:** This criterion is satisfied.

**Details of Finding:** Landscape plans have been submitted with the required information. See applicant's sheets L1.0 in their plan set, Exhibit B2.

***Subsection 4.176 (.10) Completion of Landscaping***

C29. **Review Criterion:** "The installation of plant materials may be deferred for a period of time specified by the Board or Planning Director acting on an application, in order to avoid hot summer or cold winter periods, or in response to water shortages. In these cases, a temporary permit shall be issued, following the same procedures specified in subsection (.07)(C)(3), above, regarding temporary irrigation systems. No final Certificate of Occupancy shall be granted until an adequate bond or other security is posted for the completion of the landscaping, and the City is given written authorization to enter the property and install the required landscaping, in the event that the required landscaping has not been installed. The form of such written authorization shall be submitted to the City Attorney for review."

**Finding:** This criterion is satisfied.

**Details of Finding:** If landscaping is deferred past occupancy of the community building an appropriate bond will be required.



## Site Design Review

### *Subsection 4.400 (.01) Excessive Uniformity, Inappropriateness of Design, Etc.*

C30. **Review Criteria:** “Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefor.”

**Finding:** These criteria are satisfied.

**Details of Finding:**

*Excessive Uniformity:* The proposed design are specific to this particular park and does not create excessive uniformity.

*Inappropriate or Poor Design of the Exterior Appearance of Structures:* The park and community building have been professionally designed and tailored for this application providing an appropriate design.

*Inappropriate or Poor Design of Signs:* No signs are affected by this application.

*Lack of Proper Attention to Site Development:* The appropriate professional services have been used to design park, demonstrating appropriate attention being given to site development.

*Lack of Proper Attention to Landscaping:* Landscaping has been professionally designed by a landscape architect, and includes a variety of plant materials, all demonstrating appropriate attention being given to landscaping.

### *Subsection 4.400 (.02) Purposes of Objectives of Site Design Review*

C31. **Review Criterion:** “The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:” Listed A through J.

**Finding:** These criteria are satisfied.

**Details of Finding:** It is staff’s professional opinion that the applicant has provided sufficient information demonstrating compliance with the purposes and objectives of site design review.

### *Section 4.420 Site Design Review-Jurisdiction and Power of the Board*

C32. **Review Criteria:** The section states the jurisdiction and power of the Development Review Board in relation to site design review including the application of the section, that development is required in accord with plans, and variance information.

**Finding:** These criteria will be satisfied by Condition of Approval PDC 3.

**Details of Finding:** A condition of approval has been included to ensure construction, site development, and landscaping are carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. No grading or other permits will be granted prior to development review board approval. No variances are requested from site development requirements.

***Subsection 4.421 (.01) Site Design Review-Design Standards***

C33. **Review Criteria:** “The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards.” Listed A through G.

**Finding:** These criteria are satisfied.

**Details of Finding:** The applicant has provided sufficient information demonstrating compliance with the standards of this subsection.

***Subsection 4.421 (.02) Applicability of Design Standards to Various Site Features***

C34. **Review Criteria:** “The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.”

**Finding:** These criteria are satisfied.

**Details of Finding:** Design standards have been applied to all site features.

***Subsection 4.421 (.03) Objectives of Section 4.400 Serve as Additional Criteria and Standards***

C35. **Review Criteria:** “The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.”

**Finding:** These criteria are satisfied.

**Details of Finding:** The purposes and objectives in Section 4.400 are being used as additional criteria and standards. See Finding C31 above.

***Subsection 4.421 (.05) Site Design Review-Conditions of Approval***

C36. **Review Criterion:** “The Board may attach certain development or use conditions in granting an approval that are determined necessary to insure the proper and efficient functioning of the development, consistent with the intent of the Comprehensive Plan, allowed densities and the requirements of this Code.”

**Finding:** This criterion is satisfied.

**Details of Finding:** No additional conditions are recommended pursuant to this subsection.

***Subsection 4.421 (.06) Color or Materials Requirements***

C37. **Review Criterion:** “The Board or Planning Director may require that certain paints or colors of materials be used in approving applications. Such requirements shall only be applied when site development or other land use applications are being reviewed by the City.”

**Finding:** This criterion is satisfied.

**Details of Finding:** No additional conditions are recommended pursuant to this subsection.

#### ***Section 4.440 Site Design Review-Procedures***

C38. **Review Criteria:** “A prospective applicant for a building or other permit who is subject to site design review shall submit to the Planning Department, in addition to the requirements of Section 4.035, the following:” Listed A through F.

**Finding:** These criteria are satisfied.

**Details of Finding:** The applicant has submitted the required additional materials, as applicable.

#### ***Section 4.442 Time Limit on Approval***

C39. **Review Criterion:** “Site design review approval shall be void after two (2) years unless a building permit has been issued and substantial development pursuant thereto has taken place; or an extension is granted by motion of the Board.

**Finding:** This criterion is satisfied.

**Details of Finding:** It is understood that the approval will expire after 2 years if a building permit hasn’t been issued unless an extension has been granted by the board.

#### ***Subsection 4.450 (.01) Landscape Installation or Bonding***

C40. **Review Criterion:** “All landscaping required by this section and approved by the Board shall be installed prior to issuance of occupancy permits, unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City shall be returned to the applicant.”

**Finding:** This criterion will be satisfied.

**Details of Finding:** It is understood landscaping will be completed prior to occupancy of the community building, or the appropriate bond or other security posted.

#### ***Subsection 4.450 (.02) Approved Landscape Plan Binding***

C41. **Review Criterion:** “Action by the City approving a proposed landscape plan shall be binding upon the applicant. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, as specified in this Code.”

**Finding:** This criterion will be satisfied by Condition of Approval PDC 4.

**Details of Finding:** The condition of approval shall provide ongoing assurance this criterion is met.

***Subsection 4.450 (.03) Landscape Maintenance and Watering***

C42. **Review Criterion:** “All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered with Board approval.”

**Finding:** This criterion will be satisfied by Condition of Approval PDC 4.

**Details of Finding:** The condition of approval will ensure landscaping is continually maintained in accordance with this subsection.

***Subsection 4.450 (.04) Addition and Modifications of Landscaping***

C43. **Review Criterion:** “If a property owner wishes to add landscaping for an existing development, in an effort to beautify the property, the Landscape Standards set forth in Section 4.176 shall not apply and no Plan approval or permit shall be required. If the owner wishes to modify or remove landscaping that has been accepted or approved through the City’s development review process, that removal or modification must first be approved through the procedures of Section 4.010.”

**Finding:** This criterion will be satisfied by Condition of Approval PDC 4.

**Details of Finding:** The condition of approval shall provide ongoing assurance that this criterion is met by preventing modification or removal without the appropriate City review.



117 Commercial Street NE  
Suite 310  
Salem, OR 97301  
503.391.8773  
www.dksassociates.com

# MEMORANDUM

**DATE:** April 29, 2015  
**TO:** Steve Adams, P.E., City of Wilsonville  
**FROM:** Scott Mansur, P.E. *Sm*  
Jordin Ketelsen, EIT



**SUBJECT:** Villebois Tonquin Meadows SAP East Swim Center Trip Generation and Site Plan Review P15018-004

This memorandum documents trip generation estimates for the proposed Tonquin Meadows Swim Center on the southwest corner of SW Stockholm Drive and SW Villebois Drive North. The swim center will include a 3,000 square-foot swim center community building and 12,500 square-foot pool that exclusively serves homeowners within Tonquin Meadows, Tonquin Woods (4, 5, 6 and 7) and Calais Homeowner’s Associations and their guests.

The swim center community building will be open year-round while the pool will be open seasonally starting Memorial Day weekend and closing after Labor Day. Previously, this area had been identified as being a neighborhood park in the Villebois Village Master Plan.

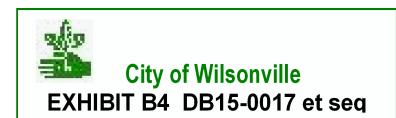
The purpose of this study is to evaluate the estimated trip generation and the site plan’s internal circulation for vehicle and pedestrian safety and parking. The sections of this memorandum include the project trip generation, site plan review, and summary of findings.

## Project Trip Generation

Trip generation is the method used to estimate the number of vehicles that are added to the site driveways and roadway network by the proposed project during a specified period (i.e., such as the p.m. peak hour). Trip generation estimates for the proposed swim center are expected to be at its highest when the pool is open. Therefore, trip generation estimates for the swim center were estimated using trip rates provided by the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9<sup>th</sup> Edition*,<sup>1</sup> and are shown in Table 1 at the top of the next page. The swim center is similar to ITE’s Recreational Community Center land use (Land Use Code 495).

The results of this analysis indicate that the proposed swim center is expected to generate a maximum of 42 p.m. peak hour trips (21 in, 21 out). Since this is a neighborhood swim center, it is assumed that at least half of the trips will be walking or biking to the site. Therefore, 50% of p.m. peak hour trips represent guests outside of the Villebois area or Villebois residents that choose to drive.

<sup>1</sup> *Trip Generation, 9<sup>th</sup> Edition*, Institute of Transportation Engineers, 2012.





**Table 1: Trip Generation for Proposed Expansion with Open Pool**

Land Use (ITE Code)	Square Footage	P.M. Peak Hour Trip Rate	P.M. Peak Hour Trips		
			In	Out	Total
Recreational Community Center (495)	15.5 KSF	2.74 trips/KSF <sup>*</sup>	21	21	42
<i>Walking/Biking Trips (50%)</i>			-10	-11	-21
<b>Total Motor Vehicle Trips</b>			<b>11</b>	<b>10</b>	<b>21</b>

\*KSF = 1,000 square feet

Table 2 shows the trip generation for the swim center during the period when the pool is closed and only the recreation building is available. The 3,000 square-foot recreation building includes a club room, exercise room, and manager’s office and is expected to generate a total of 8 p.m. peak hour trips (4 in, 4 out).

**Table 2: Trip Generation for Proposed Expansion with Closed Pool**

Land Use (ITE Code)	Square Footage	P.M. Peak Hour Trip Rate	P.M. Peak Hour Trips		
			In	Out	Total
Recreational Community Center (495)	3 KSF	2.74 trips/KSF <sup>*</sup>	4	4	8

\*KSF = 1,000 square feet

## Site Plan Review

The applicant’s preliminary site plan was provided with the Traffic Study Request letter and is attached to the appendix.<sup>2</sup> It was reviewed to evaluate site access for vehicles and pedestrians as well as evaluate parking.

### Site Access

The site plan for the proposed swim center facility does not incorporate any driveways or motor vehicle connection other than on-street parking on the adjacent roadways; SW Stockholm Drive, SW Villebois Drive North, and SW Berlin Avenue. The site also features sidewalks along all roadways adjacent to the swim center site and bike lanes on the SW Villebois Drive North frontage. Internal pedestrian paths between the building entrance, swimming pool, outdoor recreation facilities, and public sidewalks are also provided to facilitate pedestrian movements.

### Parking

The proposed swim center is required to comply with the City of Wilsonville Municipal Code for the number of vehicular parking stalls and bicycle parking spaces that are provided on the site.<sup>3</sup> The requirements are based on the land use type and size.

<sup>2</sup> Site plan provided in email from Stacy Connery, AICP, April 16, 2015.

<sup>3</sup> City of Wilsonville Planning and Land Development Ordinance, 2013, Chapter 4, Table 5: Parking Standards.



Table 3 provides the vehicle parking requirements. Based on City Code requirements, the site would be required to have a minimum of 13 parking stalls. The site plan provided by the project sponsor shows 28 on-street parking stalls, which meets City code requirements.

It should be noted that if the proposed 28 on-street parking stalls are marked then two ADA stalls would be required. If the on-street parking stalls are not marked, then no marked ADA stalls would be required<sup>4</sup>.

**Table 3: Vehicular Parking Requirements**

Land Use (Size)	Code Required Vehicular Parking Stalls		Proposed Number of Stalls
	<i>Stalls per KSF</i>	<i>Total Stalls Required</i>	
Swim Center (3 KSF)	4.3 per 1 KSF	13	28

It should be noted that a similar swim center was constructed in Villebois Village on the corner of SW Surrey Street and Costa Circle W that has generated complaints from nearby homeowners due to the lack of adjacent on-street vehicle parking stall which causes swim center attendees to park on-street in surrounding neighborhoods. DKS evaluated the existing swim center and confirmed that it only offered four marked on-street parking stalls (one marked ADA stall is included) as compared to the proposed swim center that provides 28 on-street parking stalls.

A minimum of two bicycle parking spaces are required for the proposed development.<sup>5</sup> The number of proposed bicycle parking spaces in the project site plans is eight spaces (four bicycle racks). This meets the minimum requirements for the City of Wilsonville’s minimum bicycle parking code. However, since many neighboring families live close enough to travel to the proposed swim center via bicycle, it is recommended to provide more than eight bicycle parking stalls if possible to accommodate increased bicycle use.

## Summary

Key findings for the proposed Villebois Tonquin Meadows SAP East Swim Center facility in Wilsonville, Oregon are as follows:

- The proposed swim center is expected to generate between 8 and 21 p.m. peak hour trips dependent upon the seasonal swimming pool use.
- The proposed swim center provides 28 on-street parking stalls, meeting code requirements. If the stalls are marked, then two marked ADA stalls would be required.
- Based on City of Wilsonville code requirements, two bicycle parking spaces are required and should be located near building entrances in order to provide convenient access. However, more than eight bicycle parking stalls are recommended to accommodate increased bicycle use.

Please let us know if you have any questions.

<sup>4</sup> *United States Access Board*, Chapter R2, Table R214, 2015.

<sup>5</sup> *City of Wilsonville Planning and Land Development Ordinance*, 2013, Chapter 4, Table 5: Parking Standards.



# Appendix

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Villebois



POLYGON NW COMPANY



### PDP/FDP VILLEBOIS

Swim Center in  
Neighborhood Park 5  
(NP-5)

### Preliminary Development Plan & Final Development Plan

Site/Land Use  
Plan/Parking Plan

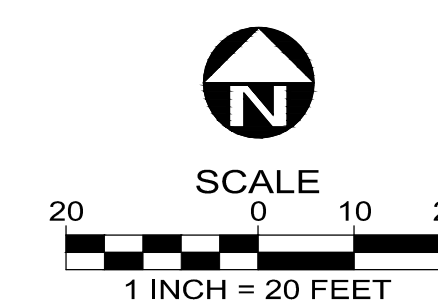
DATE 3/31/15

3



NP-5 = NEIGHBORHOOD PARK 5  
(FIR PARK)

\*SEE LANDSCAPE PLANS & DETAILS L1.0-L2.0  
FOR MORE INFORMATION.



**EXHIBIT A  
PLANNING DIVISION  
STAFF REPORT**

**VILLEBOIS NP5 – SWIM CENTER**

**DEVELOPMENT REVIEW BOARD PANEL ‘ \_\_\_ ’  
QUASI JUDICIAL HEARING**

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**Public Hearing Date:**

**Date of Report:**

**Application Numbers:**

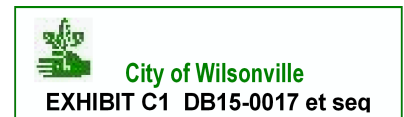
**Request B: DB15-0018**

**Property**

**Owners/Applicants:**

- PD = Planning Division conditions
- BD – Building Division Conditions
- PF = Engineering Conditions.
- NR = Natural Resources Conditions
- TR = SMART/Transit Conditions
- FD = Tualatin Valley Fire and Rescue Conditions

<b>Standard Comments:</b>																					
<b>PFB 1.</b>	All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards - 2014.																				
<b>PFB 2.</b>	Applicant shall submit insurance requirements to the City of Wilsonville in the following amounts: <table style="margin-left: 40px; width: 80%; border: none;"> <thead> <tr> <th style="text-align: left;"><i>Coverage (Aggregate, accept where noted)</i></th> <th style="text-align: right;"><i>Limit</i></th> </tr> </thead> <tbody> <tr> <td>Commercial General Liability</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">General Aggregate (per project)</td> <td style="text-align: right;">\$ 3,000,000</td> </tr> <tr> <td style="padding-left: 20px;">General Aggregate (per occurrence)</td> <td style="text-align: right;">\$ 2,000,000</td> </tr> <tr> <td style="padding-left: 20px;">Fire Damage (any one fire)</td> <td style="text-align: right;">\$ 50,000</td> </tr> <tr> <td style="padding-left: 20px;">Medical Expense (any one person)</td> <td style="text-align: right;">\$ 10,000</td> </tr> <tr> <td>Business Automobile Liability Insurance</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Each Occurrence</td> <td style="text-align: right;">\$ 1,000,000</td> </tr> <tr> <td style="padding-left: 20px;">Aggregate</td> <td style="text-align: right;">\$ 2,000,000</td> </tr> <tr> <td>Workers Compensation Insurance</td> <td style="text-align: right;">\$ 500,000</td> </tr> </tbody> </table>	<i>Coverage (Aggregate, accept where noted)</i>	<i>Limit</i>	Commercial General Liability		General Aggregate (per project)	\$ 3,000,000	General Aggregate (per occurrence)	\$ 2,000,000	Fire Damage (any one fire)	\$ 50,000	Medical Expense (any one person)	\$ 10,000	Business Automobile Liability Insurance		Each Occurrence	\$ 1,000,000	Aggregate	\$ 2,000,000	Workers Compensation Insurance	\$ 500,000
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<b>PFB 3.</b>	No construction of, or connection to, any existing or proposed public utility/improvements will be permitted until all plans are approved by Staff, all fees have been paid, all necessary permits, right-of-way and easements have been obtained and Staff is notified a minimum of 24 hours in advance.																				
<b>PFB 4.</b>	All public utility/improvement plans submitted for review shall be based upon a 22”x 34” format and shall be prepared in accordance with the City of Wilsonville Public																				



Work's Standards.

**PFB 5.** Plans submitted for review shall meet the following general criteria:

- a. Utility improvements that shall be maintained by the public and are not contained within a public right-of-way shall be provided a maintenance access acceptable to the City. The public utility improvements shall be centered in a minimum 15-ft. wide public easement for single utilities and a minimum 20-ft wide public easement for two parallel utilities and shall be conveyed to the City on its dedication forms.
- b. Design of any public utility improvements shall be approved at the time of the issuance of a Public Works Permit. Private utility improvements are subject to review and approval by the City Building Department.
- c. In the plan set for the PW Permit, existing utilities and features, and proposed new private utilities shall be shown in a lighter, grey print. Proposed public improvements shall be shown in bolder, black print.
- d. All elevations on design plans and record drawings shall be based on NAVD 88 Datum.
- e. All proposed on and off-site public/private utility improvements shall comply with the State of Oregon and the City of Wilsonville requirements and any other applicable codes.
- f. Design plans shall identify locations for street lighting, gas service, power lines, telephone poles, cable television, mailboxes and any other public or private utility within the general construction area.
- g. As per City of Wilsonville Ordinance No. 615, all new gas, telephone, cable, fiber-optic and electric improvements etc. shall be installed underground. Existing overhead utilities shall be undergrounded wherever reasonably possible.
- h. Any final site landscaping and signing shall not impede any proposed or existing driveway or interior maneuvering sight distance.
- i. Erosion Control Plan that conforms to City of Wilsonville Ordinance No. 482.
- j. Existing/proposed right-of-way, easements and adjacent driveways shall be identified.
- k. All engineering plans shall be printed to PDF, combined to a single file, stamped and digitally signed by a Professional Engineer registered in the State of Oregon.
- l. All plans submitted for review shall be in sets of a digitally signed PDF and three printed sets.

**PFB 6.** Submit plans in the following general format and order for all public works construction to be maintained by the City:

- a. Cover sheet
- b. City of Wilsonville construction note sheet
- c. General construction note sheet
- d. Existing conditions plan.
- e. Erosion control and tree protection plan.
- f. Site plan. Include property line boundaries, water quality pond boundaries, sidewalk improvements, right-of-way (existing/proposed), easements (existing/proposed), and sidewalk and road connections to adjoining properties.
- g. Grading plan, with 1-foot contours.

	<ul style="list-style-type: none"> <li>h. Composite utility plan; identify storm, sanitary, and water lines; identify storm and sanitary manholes.</li> <li>i. Detailed plans; show plan view and either profile view or provide i.e.'s at all utility crossings; include laterals in profile view or provide table with i.e.'s at crossings; vertical scale 1"= 5', horizontal scale 1"= 20' or 1"= 30'.</li> <li>j. Street plans.</li> <li>k. Storm sewer/drainage plans; number all lines, manholes, catch basins, and cleanouts for easier reference</li> <li>l. Water and sanitary sewer plans; plan; number all lines, manholes, and cleanouts for easier reference.</li> <li>m. Detailed plan for storm water detention facility (both plan and profile views), including water quality orifice diameter and manhole rim elevations. Provide detail of inlet structure and energy dissipation device. Provide details of drain inlets, structures, and piping for outfall structure. Note that although storm water detention facilities are typically privately maintained they will be inspected by engineering, and the plans must be part of the Public Works Permit set.</li> <li>n. Detailed plan for water quality facility (both plan and profile views). Note that although storm water quality facilities are typically privately maintained they will be inspected by Natural Resources, and the plans must be part of the Public Works Permit set.</li> <li>o. Composite franchise utility plan.</li> <li>p. City of Wilsonville detail drawings.</li> <li>q. Illumination plan.</li> <li>r. Striping and signage plan.</li> <li>s. Landscape plan.</li> </ul>
<b>PFB 7.</b>	The applicant shall install, operate and maintain adequate erosion control measures in conformance with the standards adopted by the City of Wilsonville Ordinance No. 482 during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed.
<b>PFB 8.</b>	Applicant shall work with City's Natural Resources office before disturbing any soil on the respective site. If 5 or more acres of the site will be disturbed applicant shall obtain a 1200-C permit from the Oregon Department of Environmental Quality. If 1 to less than 5 acres of the site will be disturbed a 1200-CN permit from the City of Wilsonville is required.
<b>PFB 9.</b>	The applicant shall be in conformance with all stormwater and flow control requirements for the proposed development per the Public Works Standards.
<b>PFB 10.</b>	A storm water analysis prepared by a Professional Engineer registered in the State of Oregon shall be submitted for review and approval by the City.
<b>PFB 11.</b>	The applicant shall be in conformance with all water quality requirements for the proposed development per the Public Works Standards. If a mechanical water quality system is used, prior to City acceptance of the project the applicant shall provide a letter from the system manufacturer stating that the system was installed per specifications and is functioning as designed.
<b>PFB 12.</b>	Storm water quality facilities shall have approved landscape planted and/or some other erosion control method installed and approved by the City of Wilsonville prior to streets and/or alleys being paved.

<b>PFB 13.</b>	Sidewalks, crosswalks and pedestrian linkages in the public right-of-way shall be in compliance with the requirements of the U.S. Access Board.						
<b>PFB 14.</b>	No surcharging of sanitary or storm water manholes is allowed.						
<b>PFB 15.</b>	The project shall connect to an existing manhole or install a manhole at each connection point to the public storm system and sanitary sewer system. Note that there is a 30” storm pipe in Stockholm – a saddle-T connection is acceptable.						
<b>PFB 16.</b>	Street and traffic signs shall have a hi-intensity prismatic finish meeting ASTM 4956 Spec Type 4 standards.						
<b>PFB 17.</b>	The applicant shall provide the City with a Stormwater Maintenance and Access Easement (on City approved forms) for City inspection of those portions of the storm system to be privately maintained. Stormwater or rainwater LID facilities may be located within the public right-of-way upon approval of the City Engineer. Applicant shall maintain all LID storm water components and private conventional storm water facilities; maintenance shall transfer to the respective homeowners association when it is formed.						
<b>PFB 18.</b>	For any new public easements created with the project the Applicant shall be required to produce the specific survey exhibits establishing the easement and shall provide the City with the appropriate Easement document (on City approved forms).						
<b>PFB 19.</b>	<p><b>Mylar Record Drawings:</b></p> <p>At the completion of the installation of any required public improvements, and before a 'punch list' inspection is scheduled, the Engineer shall perform a record survey. Said survey shall be the basis for the preparation of 'record drawings' which will serve as the physical record of those changes made to the plans and/or specifications, originally approved by Staff, that occurred during construction. Using the record survey as a guide, the appropriate changes will be made to the construction plans and/or specifications and a complete revised 'set' shall be submitted. The 'set' shall consist of drawings on 3 mil. Mylar and an electronic copy in AutoCAD, current version, and a digitally signed PDF.</p>						
<b>Specific Comments:</b>							
<b>PFB 20.</b>	<p>At the request of Staff, DKS Associates completed a Trip Generation transportation review dated April 29, 2015. The project is hereby limited to no more than the following impacts.</p> <table style="margin-left: 40px;"> <tr> <td>Estimated New PM Peak Hour Trips (pool open)</td> <td style="text-align: right;">21</td> </tr> <tr> <td>Estimated New PM Peak Hour Trips (pool closed)</td> <td style="text-align: right;">8</td> </tr> <tr> <td>Estimated Weekday PM Peak Hour Trips Through Wilsonville Road Interchange Area (based on DKS assumption that users will be local)</td> <td style="text-align: right;">-0-</td> </tr> </table>	Estimated New PM Peak Hour Trips (pool open)	21	Estimated New PM Peak Hour Trips (pool closed)	8	Estimated Weekday PM Peak Hour Trips Through Wilsonville Road Interchange Area (based on DKS assumption that users will be local)	-0-
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<b>PFB 21.</b>	The estimated PM Peak Hour trips provided in PFA 20 are assumed to be locally generated from within the VB community and should have no additional impact to the City street infrastructure and therefore shall not be added to the overall PM Peak Hour trips for Villebois Village.						
<b>PFB 22.</b>	It is recommended that at least one ADA parking stall be provided to match what was						

provided at the Piccadilly Park swim center.

**PFB 23.** Note that two water service lines are required, one for irrigation use and one for domestic use.

**PFB 24.** Make storm and sanitary services as close as possible to meet City separation requirements, yet create only one street patch.

Public Works Plan Review Comment Form

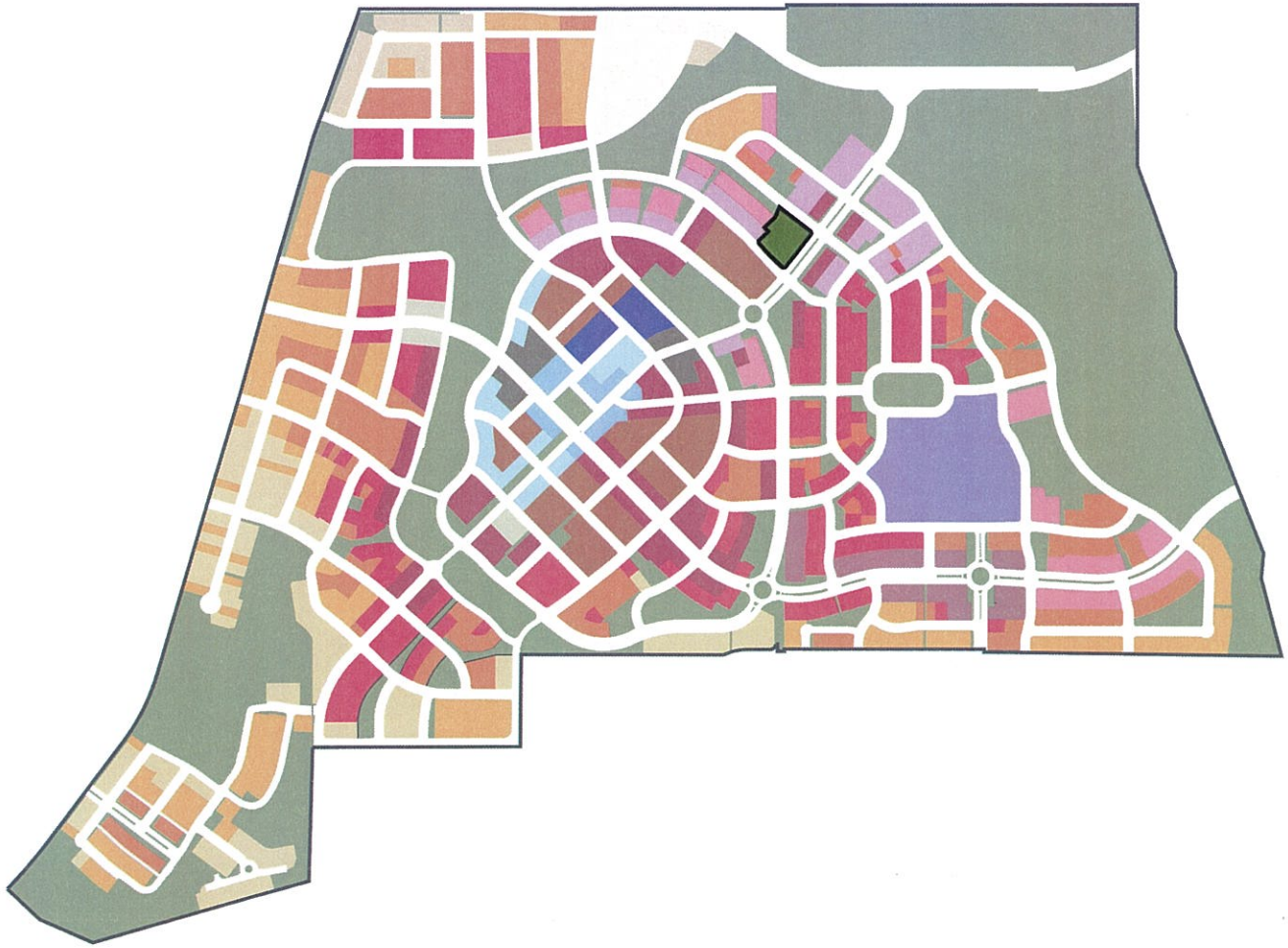
Plans for Review: **Villebois Swim Center**

Return All Comments To: **Dan Pauly**

Due Date: **April 30, 2015**

Name	Page No.	Comments	Engineering's Response
Randy Watson		No Comments	
Matt Baker			
Blankenship/Reeder			
Arnie Gray			
Ralph Thorp			
Jason Labrie		Move water service tap from Berlin Ave to Stockholm Dr, or even the north end of Vb Dr. The current design bisects the Kinder-Morgan pipeline and easement which should be avoided. Relocating the water service to the other end of the property would be advantageous for troubleshooting leaks and servicing drinking fountains without having to shut down the building and pool; also it would not require as much upsized plumbing to go all the way down the property to the swim center. SS/SD are OK.	
House/Gering			
Folz/Havens			





## Fir Park (NP-5) - Swim Center

Modifications of SAP East, PDP 3E and FDP 3E (parks),  
Including Refinement of Master Plan with SAP Modification

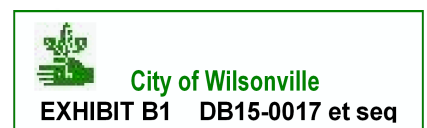
Submitted to City of Wilsonville, Oregon      March 30, 2015

POLYGON  NORTHWEST COMPANY



RECEIVED

APR 16 2015





**TABLE OF CONTENTS  
FOR  
SWIM CENTER IN NEIGHBORHOOD PARK 5 (NP-5)  
"TONQUIN MEADOWS"**

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	IB) FORM/OWNERSHIP DOCUMENTATION
	IC) FEE CALCULATION/COPY OF CHECK
	ID) MAILING LIST
SECTION II)	PDP MODIFICATION/SAP MODIFICATION (INCLUDES MASTER PLAN REFINEMENTS)
	IIA) SUPPORTING COMPLIANCE REPORT
	IIIB) REDUCED DRAWINGS
	IIC) TRAFFIC ANALYSIS
SECTION III)	FINAL DEVELOPMENT PLAN MODIFICATION
	IIIA) SUPPORTING COMPLIANCE REPORT
	IIIB) REDUCED DRAWINGS
	IIIC) ELEVATIONS & FLOOR PLAN

SECTION I  
GENERAL INFORMATION

**INTRODUCTORY NARRATIVE  
SWIM CENTER IN NEIGHBORHOOD PARK 5 (NP-5)  
“TONQUIN MEADOWS”**

**INCLUDING:  
PRELIMINARY DEVELOPMENT PLAN MODIFICATION  
SPECIFIC AREA PLAN MODIFICATION (INCLUDING MASTER PLAN REFINEMENTS)  
FINAL DEVELOPMENT PLAN MODIFICATION**

**SECTION IA**

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## I. GENERAL INFORMATION

Applicant:

**Polygon WLH, LLC**  
109 E. 13<sup>th</sup> Street  
Vancouver, WA 98660  
Tel: (360) 695-7700  
Fax: (425) 455-0462  
Contact: Fred Gast

Property Owner:

**Tonquin Meadows Homeowners Association**  
111 SW Columbia St. Suite 1000  
Portland, OR 97201

Design Team:

Primary Contact:

**Stacy Connery**  
**Pacific Community Design, Inc.**  
Tel: (503) 941-9484  
Fax: (503) 941-9485  
Email: stacy@pacific-community.com

Process Planner/Civil  
Engineer/Surveyor/  
Landscape Architect:

**Pacific Community Design, Inc.**  
12564 SW Main Street  
Tigard, OR 97223  
Tel: (503) 941-9484  
Fax: (503) 941-9485  
Contact: Stacy Connery, AICP  
KC Schwartzkoph, PE  
Kerry Lankford, RLA

Site and Proposal Information:

Site: Tract “EE” of “Tonquin Meadows”  
(Pending new Clackamas County tax map - prior tax map 31W 15 part of TL 180 & tax map 31W 15AB TL 1446)

Size: 1.05 Acres

Comprehensive Plan Designation: City - Residential - Village (R-V)

Specific Area Plan: SAP - East

Proposal: Specific Area Plan Modification  
Master Plan Refinements  
Preliminary Development Plan Modification  
Final Development Plan Modification

## II. REQUEST

This application seeks to modify the previous approvals for Specific Area Plan (SAP) - East, Preliminary Development Plan (PDP) 3 - E, Final Development Plan (FDP) 3 - E and includes Master Plan refinements. The requested modification would change the uses within the approved Neighborhood Park 5 (Fir Park) to include a swim center and associated amenities.

## III. PROPOSAL DESCRIPTION

Neighborhood Park 5 was previously granted approval with Final Development Plan 3 - East. The approved design was consistent with that shown within the Master Plan to include a community garden, a lawn area, benches, a picnic table, drinking fountains, a multi-purpose court, and a horseshoe pit. This application seeks to modify the approved applications and refine the Master Plan to include a swim center and associated amenities within the park. The swim center will be for use by the residents within phases developed by Polygon that are not served by the existing swim center in PDP 5(S).

NP-5 is described as follows in the Villebois Village Master Plan on page 24.

NP-5: Fir Park (1.00 acres)

*This park is situated along two minor pathways, providing connections to the Eastside Neighborhood Park to the southeast, Hilltop Park to the southwest, and the Villebois Greenway / Coffee Lake Natural Area to the north. This park will include areas for both active and passive recreation. Preliminary design includes a 100’x100’ community garden, a lawn area (240’x50’), benches, a picnic table, drinking fountains, a multi-purpose court, and a*

*horseshoe pit. This park will preserve two existing trees, one of them a 44” diameter Douglas fir.*

The table below shows the differences (bold items) in amenities proposed for NP-5 and the amenities described in the Villebois Village Master Plan.

Master Plan	Proposed
Community Garden ( <b>0.23 acres</b> )	Community Garden ( <b>0.13 acres</b> )
Lawn Area ( <b>0.28 acres</b> )	Lawn Area ( <b>0.15 acres</b> )
Benches	Benches
Picnic Table	Picnic Table
Drinking Fountains	Drinking Fountains
Multi-Purpose Court	Multi-Purpose Court
Horseshoe Pit	Horseshoe Pit
	<b>Swimming Pool</b>
	<b>Swim Center</b>

Section II of this Notebook addresses the proposed modifications to SAP East, PDP East and refinements to the Master Plan. Detailed findings regarding the requested modification and refinements can be found in the Supporting Compliance Report in Section IIA of this Notebook.

Section III of this Notebook addresses the proposed modifications to the approved Final Development Plan 3 - East. Detailed findings regarding the requested modification can be found in the Supporting Compliance Report in Section IIIA of this Notebook.

#### **IV. PROPOSAL SUMMARY & CONCLUSION**

This ‘Introductory Narrative,’ in conjunction with the referenced sections, describes the proposed SAP, PDP and FDP modifications as well as requested Master Plan refinements. The Supporting Compliance Reports located in Sections II & III support these requests for approval of the subject applications and demonstrate compliance with the applicable standards of the Wilsonville Planning and Land Development Ordinance.

SECTION II  
PDP MODIFICATION/  
SAP MODIFICATION

**“TONQUIN MEADOWS”  
 MODIFICATION OF SAP - EAST AND PDP 3 E FOR SWIM CENTER IN NP-5,  
 INCLUDING REFINEMENT OF THE MASTER PLAN  
 SUPPORTING COMPLIANCE REPORT  
 (SECTION IIA)**

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## I. VILLEBOIS VILLAGE MASTER PLAN

### LAND USE

#### GENERAL - LAND USE PLAN

##### Goal

Villebois Village shall be a complete community that integrates land use, transportation, and natural resource elements to foster a unique sense of place and cohesiveness.

**Response:** Specific Area Plan - East has been designed to be consistent with the *Villebois Village Master Plan*. Modifying the approved design for Neighborhood Park 5 (NP-5 or Fir Park) to include a swim center does not alter the vision of the *Villebois Village Master Plan* for a complete community with a wide range of living choices, transportation choices, and working and shopping choices. Specific Area Plan - East contributes to the mix of housing types and densities identified in the amended *Villebois Village Master Plan* and the modification proposed herein does not alter the land use plan.

#### RESIDENTIAL NEIGHBORHOOD HOUSING

##### Goal

The Villebois Village shall provide neighborhoods consisting of a mix of homes for sale, apartments for rent, row homes, and single-family homes on a variety of lot sizes, as well as providing housing for individuals with special needs. The Villebois Village shall provide housing choices for people of a wide range of economic levels and stages of life through diversity in product type.

**Response:** The proposal to modify the design for NP -5 in Specific Area Plan - East to include a swim center will not change the provision of housing within the Plan Area. Specific Area Plan - East will continue to provide for the wide variety of housing options and home ownership options identified in the *Villebois Village Master Plan*.

#### PARKS & OPEN SPACE / OFF-STREET TRAILS & PATHWAYS

##### Goal

The Parks system within Villebois Village shall create a range of experiences for its residents and visitors through an interconnected network of pathways, parks, trails, open space and other public spaces that protect and enhance the site's natural resources and connect Villebois to the larger regional park/open space system.

##### Policies

1. Parks and open space areas shall incorporate existing trees where feasible and large shade trees shall be planted in appropriate locations in parks and open spaces.

**Response:** When the initial Park Feasibility Plan was created, retention of two existing trees was contemplated. However, during evaluation of trees for PDP 3E, the project arborist determined the trees in NP-5 were in poor condition due to conflicts between an existing oil line and their root systems and recommended removal. The subject trees were removed with the grading for Tonquin Meadows phase 1 in 2014. Therefore, the site of NP-5 currently does not include any existing trees. The plans

included in Section IIB of the application documents show trees that are proposed to be planted within the park in compliance with this policy.

2. **An interconnected trail system shall be created linking the park and open spaces and key destination points within Villebois and to the surrounding neighborhoods. The trails system shall also provide loops of varying length to accommodate various activities such as walking, running and rollerblading.**

**Response:** The plans approved with SAP East and PDP 3 - East provide a pathway system consistent with that shown in the Master Plan and provide for the creation of an interconnected trail system linking the proposed parks and open spaces with the key destination points within this phase and with the surrounding neighborhoods. The proposed modifications to the approved plan for NP - 5 provide connectivity through the park area, connecting to the trail system within Villebois. The trail system continues to provide loops of varying length that will accommodate various types of activities.

3. **Parks shall encourage the juxtaposition of various age-oriented facilities and activities, while maintaining adequate areas of calm.**

**Response:** This application seeks to modify the plan for NP - 5 within FDP 3 - East. The revised plans for this park include the provision of a swim center and associated amenities, which will be available for use to the residents within phases developed by Polygon that are not served by the existing swim center in PDP 5(S). The *Planting Plan* (see Notebook Section IIB) shows the proposed park design. The pool will provide recreational opportunities for residents of all ages. The park will also include a community garden, a lawn area, benches, a picnic table, drinking fountains, a multi-purpose court, and a horseshoe pit. This play area and community garden will be connected to the pool by way of walkways through landscaped areas. The proposed park amenities will complement the additional park amenities provided in other areas of the PDP.

4. **Park designs shall encourage opportunities for wildlife habitat, such as plantings for wildlife foraging and/or habitat, bird, and/or bat boxes and other like elements.**

**Response:** The approved park design for FDP -3 East includes large open space tracts for the preservation and enhancement of SROZ areas. The proposed nature trail system with nature trail activity areas will continue to be established in ways that preserve and encourage opportunities for wildlife habitat. This application seeks to modify the plans for NP-5 within FDP - 3 East and does not propose changes to any other park areas within PDP/FDP 3 East.

5. **Gathering spaces in parks shall generate social interaction by adding layers of activity (Power of Ten).**

**Response:** This application seeks to modify the plan for NP - 5 within the approved FDP - 3 area. The park will generate social interactions by providing many different activities for a range of age groups within the park. The pool will be for the use of residents within phases developed by Polygon that are not served by the existing swim center in PDP 5(S) and will provide a gathering space for people of all ages. The proposed club house building will include a club room with a kitchen for gatherings, an exercise room, as well as changing facilities for exercise room and pool users. In addition to the pool and club house facilities, the park will include a community

garden, a lawn area, benches, a picnic table, drinking fountains, a horseshoe pit, and a multi-purpose court, to include children's playground games, to add to the layers of activity. The proposed gathering spaces within this park will complement the activities provided in the park spaces provided throughout the remainder of the plan area.

6. **Build-out of the Villebois Village Master Plan shall comply with the City of Wilsonville SROZ regulations. Any encroachment into the SROZ will be reviewed for compliance or exemption as more detailed information is provided that will affect the SROZ areas. Adjustments in plan, street alignments, an intersections as well as rainwater facilities and pathways shall be made to comply with SROZ regulations.**

**Response:** This application does not propose any changes to areas within an SROZ designation. The approved SAP - East will continue to comply with the applicable SROZ regulations.

7. **Naturalization and enhancement of the Coffee Lake wetland complex is desirable to be achieved overtime. This land is currently under a combination of public and private ownership.**

**Response:** The floodplain is located in the eastern portion of Villebois and is associated with the Coffee Lake wetland complex. This plan seeks modification to the plans for NP - 5 within FDP - 3 East, which does not include any area within this floodplain, therefore this requirement does not apply to this area.

8. **Coordination shall continue to occur among the West Linn/Wilsonville School District, the Master Planner, the City, and affected property owners throughout subsequent planning and development stages relating to the elementary school to ensure the establishment of 3 acres of community park that includes sports fields, within the 10-acre elementary school site and to discuss the possibility of a joint school/community facility at the school site.**

**Response:** NP-5 is not within or adjacent to the 10-acre elementary school site, which has been established within the central portion of SAP East directly south of NP-6. This section does not apply.

9. **Parks and recreation spaces shall provide for flexibility over time to allow for adaptation to future community's park, recreation and open space needs.**

**Response:** The parks and recreation spaces depicted on the *Planting Plan* (see Notebook Section IIB) include designs that will be flexible overtime allowing for adaptation to future needs.

10. **Integrated pest management practices, and other similar measures, shall be specified for the operation and maintenance of sports fields and other park uses in and adjacent to the floodplain.**

**Response:** The floodplain is located in the eastern portion of Villebois and is associated with the Coffee Lake wetland complex. This plan seeks modification to the plans for NP - 5 within FDP - 3 East, which does not include any area within this floodplain, therefore this requirement does not apply to this area.

11. On-street parking will not be allowed along the frontages of parks and open spaces where views into and out of park spaces should be protected. Parking will be allowed along parks and open spaces in circumstances where it is necessary for the function of the park and will not obstruct the views into and out of the park area.

**Response:** On-street parking will be provided along the frontages of bordering streets including SW Villebois Drive N, SW Stockholm Drive, and SW Berlin Avenue. The proposed swim center will be for the use of residents within phases developed by Polygon that are not served by the existing swim center in PDP 5(S) and it is anticipated that many will walk or ride bicycles to the facility. The provision of on street parking along the frontages of the park is consistent with the street section approvals included in the Master Plan, and approved with PDP 3E. No modifications to the provision of parking are proposed with this plan.

#### Implementation Measures

1. Future and pending development applications within Villebois (Specific Area Plans, Preliminary Development Plans and Final Development Plans) shall comply with the park, trail, open space system proposed in Figure 5 - Parks and Open Space Plan, Figure 5A - Recreational Experiences Plan, and Table 1: Parks Programming. Refinements may be approved in accordance with Village Zone section 4.125(.18)(F).

**Response:** This application seeks to modify the approved SAP - East, PDP 3E and FDP 3E, including a refinement to the Master Plan to include a swim center within NP-5. Figure 5 - Parks and Open Space Plan within the Villebois Village Master Plan was previously approved to include a community garden, sport court, horseshoe pit, a lawn play area, benches and picnic table. The proposed modifications and Master Plan Refinement will allow for the development of a swim center within the park area, while continuing uses previously identified in the Master Plan. Compliance with Section 4.125(.18)(F) relating to refinements is addressed in this Narrative.

2. The Master Planner shall submit the necessary application materials for a legislative plan amendment to Chapter 3 - Parks and Open Space of the Villebois Village Master Plan related to the detailed indoor and outdoor parks and recreation programming, and amenity package no later than January 1, 2006. Application materials shall include updated Villebois Village Master Plan findings, text, maps and figures as appropriate, and supporting technical data and analysis to address this issue as appropriate. Such amendments shall apply to pending and future Specific Area Plan (SAP) and Preliminary Plan (PDP) approvals.

**Response:** The amendment to Chapter 3 referenced Implementation Measure 3, above, occurred in 2006. As demonstrated by this Supporting Compliance Report, the proposed Master Plan refinement is for the addition of a swim center within NP-5. This supporting compliance report addresses the appropriate review criteria for this refinement as well as necessary modifications to the approved SAP-E, PDP 3E and FDP 3E.

3. Parks and open spaces shall be designed to incorporate native vegetation, landforms, and hydrology to the fullest extent possible.

**Response:** As shown on the *Preliminary Grading/Erosion Control Plan* (see Notebook Section IIB), the park is designed to incorporate landforms (minimal grading will occur within the park) to the fullest extent possible. The refinements to NP-5 proposed herein do not alter compliance with this Implementation Measure.

4. Each Specific Area Plan shall include a Community Elements Book that (1) meets the requirements of Master Plan Chapter 3; (2) specifies the value system and methodology for tree preservation, protection and tree planting; and (3) provides a proposed plant list. The Community Elements Book also includes specifications for site furnishings and play structures. Proposed parks shall closely comply with the specifications of the applicable Community Elements Book.

**Response:** A Community Elements Book was submitted and approved with the application for Specific Area Plan - East. Compliance with the approved Community Elements Book is addressed with the FDP 3E modification application included in Section IIIA of the application notebook. Street trees in NP-5 comply with the tree planting value system and methodology of the Community Elements Book. The NP-5 park amenities, including site furnishings, are consistent with the specifications of the applicable Community Elements Book.

5. Artwork is encouraged to be incorporated into parks.

**Response:** Space has been reserved for placement of artwork in parks closer to the Village Center and within neighborhood commons.

6. The interface with Graham Oaks Natural Areas should contain enhancements such as trail connections, landscaping, gateway features, seating and overlook opportunities.

**Response:** The proposed refinements to the Villebois Village Master Plan relate only to the planned uses within NP-5 and do not alter the approved interface with Graham Oaks Natural Area. The approved Master Plan remains in compliance with this Implementation Measure.

7. The ability to recreate year round shall be preserved through measures such as: the provision of some hard surfaces that function in the wet season; areas shaded from the sun; areas protected from the rain; safely lit areas and indoor recreation opportunities.

**Response:** The proposed plan for NP-5 includes the development of a swim center and indoor recreation building for use by residents within phases developed by Polygon that are not served by the existing swim center in PDP 5(S). The pool will provide recreation during warmer seasons and the building will include an indoor exercise facility as well as indoor gathering space for residents. Additionally, the park will include a hard surfaced "sport court" area for games that could be used during the wet season, as well as a community garden. Shade will be provided within the park through the provision of tree plantings. Lighting will be provided at entrances/exits to the swim center building and through the provision of lighting along the street to safely light the area. The proposed refinement of the Master Plan for the addition of the swim center in NP-5 therefore maintains compliance with this Implementation Measure.

8. Indoor/outdoor recreation areas and facilities associated with apartments and condominiums will be specified with each Preliminary Development Plan that includes apartments and/or condominiums and shall comply with the requirements of the Village zone.

**Response:** The Preliminary Development Plan 3 East does not include apartments and/or condominiums.

9. The design of Villebois shall retain the maximum number of existing trees practicable that are six inches or more DBH in the “Important” or “Good” tree rating categories, which are defined in the Community Elements Books. Trees rated “Moderate” shall be evaluated on an individual basis as regards retention. Native species of trees and trees with historical importance shall be given consideration for retention.

**Response:** When the initial Park Feasibility Plan was created, retention of two existing trees was contemplated. However, during evaluation of trees for PDP 3E, the project arborist determined the trees in NP-5 were in poor condition due to conflicts between an existing oil line and their root systems and recommended removal. The site of NP-5 does not include any existing trees. Therefore, this implementation measure is not applicable.

10. Each Specific Area Plan, Preliminary Development Plan and Final Development Plan shall include tree preservation plans and planting plans to indicate proposed tree planting within parks and along streets and descriptions of the size of trees when planted and upon maturity.

**Response:** When the initial Park Feasibility Plan was created, retention of two existing trees was contemplated. However, during evaluation of trees for PDP 3E, the project arborist determined the trees in NP-5 were in poor condition due to conflicts between an existing oil line and their root systems and recommended removal. The site of NP-5 does not include any existing trees. The drawings included in Section IIB and IIC of the application notebook provide a planting plan in compliance with this implementation measure.

12. Through time, the Developers shall have a responsibility to participate in planning, implementing and securing funding sources for a wetland naturalization and enhancement plan for the Coffee Lake wetland complex. These wetlands are adjacent to Coffee Creek and within the boundary of Villebois. The wetland naturalization and enhancement plan shall be initiated and completed with the phased development of the Village.

**Response:** The proposed refinements to the Villebois Village Master Plan relate only to the planned uses within NP-5 and do not alter plans within the Coffee Lake Wetland Complex. The approved Master Plan remains in compliance with this Implementation Measure.

13. The Villebois Master Plan shall comply with the Significant Resource Overlay Zone (SROZ) regulations. Proposed encroachments into the SROZ for exempt and non-exempt development shall be reviewed for compliance with the requirements of Section 4.139 of the Wilsonville Code.

**Response:** This application does not propose any changes to area within an SROZ designation. The approved SAP - East will continue to comply with the applicable SROZ regulations.

14. A conceptual plan for lighting of park spaces throughout Villebois is provided on the plan included in Appendix H. Future development applications shall comply with the lighting system proposed in Appendix H. Refinements may be approved in accordance with Village Zone Section 4.125(.18)(F).

**Response:** A conceptual plan for lighting of park spaces has been provided for major parks and open spaces. The lighting Plan included in Appendix H does not include lighting concepts for NP-5.

15. Each child play area shall include uses suitable for a range of age groups.

**Response:** The Villebois Parks Master Plan - Feasibility Plan (page 18) in the Villebois Village Master Plan Technical Appendix F details the approved uses within NP-5. The plan includes a horseshoe pit, multipurpose court, community garden area and lawn play area. The Master Plan refinements requested herein seek to add a swim center into NP-5 by modifying the size of the community garden and lawn area, but otherwise retaining all master plan identified uses. These uses will provide recreation for a wide range of age groups. The park will not specifically have a child play area, which is consistent with the master plan.

16. Storage for seasonal activity equipment, as appropriate to the HOA, will be located with the Community Center, Homeowners Association buildings, or with restroom facilities in or near the Neighborhood Commons.

**Response:** Storage for seasonal activity equipment, as appropriate to the HOA, will be located with a Community Center or Homeowners Association building, in compliance with this implementation measure.

17. Coordination shall continue to occur among the West Linn/Wilsonville School District, the Master Planner, the City and the affected property owners throughout the subsequent planning and development stages relating to the elementary school. Recreational amenities associated with the school shall be addressed in the SAP East application. If these details are not available at the time of SAP East application, a SAP amendment may be filed to address these elements when the school is ready to develop.

**Response:** NP-5 is not within or adjacent to the 10-acre elementary school site, which has been established within the central portion of SAP East directly south of NP-6. This section does not apply.

18. The park spaces included within each phase of development will be completed prior to occupancy of 50% of the housing units in that particular phase unless weather or other special circumstances prohibit completion, in which case bonding for the improvements shall be permitted.

**Response:** The Applicant/Developer will provide for completion of parks within PDP 3E prior to occupancy of 50% of the housing units, pursuant to the "Tonquin Meadows" phasing plan.

19. Include the Villebois Master Plan area in all future updates of the 1994 Parks Master Plan.

**Response:** The Villebois Master Plan has already been incorporated into the City's Parks Master Plan. This implementation measure is not applicable to the proposed refinement.

20. The adequacy, amount and location of the proposed parking (including ADA parking) necessary to serve the proposed park uses shall be evaluated in detail at the SAP and PDP level. Off-street parking may be required to serve the various park users.

**Response:** The proposed parks and open space areas are anticipated to serve the immediate neighborhood within this project phase and adjacent existing neighbors. On-street parking will be provided along SW Villebois Drive N, SW Stockholm Drive, and SW Berlin Avenue. The proposed park/open space uses are not anticipated to require off-street parking, as most users are anticipated to access the park by walking or biking.

21. In the Central SAP, the estimated cost of parks not within a PDP that are required to serve a PDP shall be bonded or otherwise secured on a pro rata, dwelling unit basis.

**Response:** The NP-5 is not within the Central SAP. Therefore, this implementation measure does not apply.

22. The location of the Pocket Park in the general vicinity of Barber Street and Grahams Ferry Road in SAP North shall be further defined in the SAP North application. The park shall be located in the general vicinity of the child play icon on Figure 5A - Recreational Experiences Plan and be at least 0.50 acres in area.

**Response:** The NP-5 is not the Pocket Park in the general vicinity of Barber Street and Grahams Ferry Road in SAP North. Therefore, this implementation measure does not apply.

23. The half-court basketball facility located in Regional Park 2 will be subject to review one year after construction is complete on the facility. With this review, the Parks Board will assess, with input from the applicable Homeowners Association, the suitability of this facility within the neighborhood, taking into consideration use patterns, noise, and other issues as identified.

**Response:** The NP-5 does not involve the half-court basketball facility located in Regional Park 2. Therefore, this implementation measure does not apply.

## UTILITIES

### Sanitary Sewer

#### Goal

The Villebois Village shall include adequate sanitary sewer service.

**Response:** Provision of adequate sanitary sewer service to serve PDP 3E has been approved and the change proposed within NP-5 does not alter the provision of service. The plan maintains compliance with this Master Plan goal.

### Water

#### Goal

The Villebois Village shall include adequate water service.

**Response:** Provision of adequate water service to serve PDP 3E has been approved and the change proposed within NP-5 does not alter the provision of service. The plan maintains compliance with this Master Plan goal.



## Storm Drainage

### Goal

The Villebois Village shall include adequate storm water systems to prevent unacceptable levels of flooding, protect receiving streams and water bodies from pollution and increased runoff rates due to development, and create a connection between people and the environment.

**Response:** Provision of adequate storm drainage to serve PDP 3E has been approved and the change proposed within NP-5 does not alter the provision of service. The plan maintains compliance with this Master Plan goal.

## CIRCULATION

### Goal

The Villebois Village shall provide for a circulation system that is designed to reflect the principles of smart growth.

**Response:** The circulation system within PDP 3E has been approved consistent with the plans provided in the Master Plan. No modifications to the approved sections are proposed with this application, therefore the plan remains consistent with this goal.

## II. VILLAGE (V) ZONE

### (.02) PERMITTED USES

Examples of principle uses that typically permitted:

- H. Non-commercial parks, plazas, playgrounds, recreational facilities, community buildings and grounds, tennis courts, and other similar recreational and community uses owned and operated either publicly or by an owners association.

**Response:** This application seeks to modify the approvals for SAP E, PDP 3E and FDP 3E to add a swim center to NP-5. The uses proposed are permitted uses as detailed above.

### (.05) DEVELOPMENT STANDARDS APPLYING TO ALL DEVELOPMENTS IN THE VILLAGE ZONE

In addition to other applicable provisions of the Wilsonville Planning and Land Development Ordinance, all development in the Village zone shall be subject to Tables V-1 through V-4, and to the following. If there is conflict between the provisions of the Village zone and other portions of the Code, then the provisions of this section shall apply.

- A. Block, Alley, Pedestrian and Bicycle Standards:
- B. Access: All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer.
- C. Trailers, travel trailers, mobile coaches, or any altered variation thereof shall not be used for the purpose of conducting a trade or calling, or for storage of material, unless approved for such purpose as a temporary use.

**Response:** Compliance with the standards above standards was demonstrated with approval of the PDP 3 E application. No modifications to the plan relating the standards above are proposed with this application, therefore the plan remains in compliance with these standards.

**D. Fences:**

**i. General Provisions:**

- a. Fencing in the Village Zone shall be in compliance with the Master Fencing Program in the Adopted Architectural Pattern Book for the appropriate SAP.
- b. When two or more properties with different properties abut, the property with the largest front yard setback requirement shall be used to determine the length and height of the shared side yard fence, as required by Section 4.125(0.05)(D)(1)(a).
- c. The Development Review Board may, in their discretion, require such fencing as deemed necessary to promote and provide traffic safety, noise mitigation, and nuisance abatement, and the compatibility of different uses permitted on adjacent lots of the same zone and on adjacent lots of different zones.

**Response:** Proposed fencing around the pool is shown on Planting Plan and Details (sheets L1-L2) in Section IIB of the Notebook. Proposed fencing complies with Master Fencing Plan.

**E. Recreational Area in Multi-Family Residential and Mixed Use Developments**

**Response:** The proposed SAP - South Plan Area 2 includes lots for the single family residential homes; therefore this standard does not apply.

**F. Fire Protection:**

1. All structures shall include a rated fire suppression system (i.e., sprinklers), as approved by the Fire Marshal

**Response:** The proposed swim center club house building will include a fire rated fire suppression system in compliance with this standard.

**Table V-1 Development Standards**

Table V-1: Development Standards												
Building Type	Min. Lot Size (sq.ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Max. Lot Coverage (note)	Min. Frontage Width <sup>10,12</sup> (%age)	Max. Bldg. Height (ft.)	Setbacks <sup>10, 13, 20</sup>				Alley-Loaded Garage (note)	Street-Loaded Garage (note)
							Front Min. (ft.)	Front Max. (ft.)	Rear Min. (ft.)	Side Min. (ft.)		
Commercial Buildings - Village Center <sup>14</sup>	NR	NR	NR	<sup>1</sup>	90	60	NR <sup>3</sup>	5	NR	NR	NR	NA
Hotels - Village Center <sup>14</sup>	NR	NR	NR	<sup>1</sup>	80	60	NR <sup>3</sup>	15	NR	NR	NR	NA
Mixed Use Buildings - Village Center <sup>14</sup>	NR	NR	NR	<sup>1</sup>	90	60	NR <sup>3</sup>	8	NR	NR	NR	NA
Multi-Family Dwellings - Village Center <sup>14</sup>	NR	NR	NR	<sup>1</sup>	80	45	5 <sup>4</sup>	15	NR	NR	NR	NA
Row Houses <sup>11</sup> - Village Center <sup>14</sup>	NR	NR	NR	<sup>1</sup>	80	45	5 <sup>4</sup>	10	NR	NR	NR	NA
Commercial Buildings	NR	NR	NR	<sup>1</sup>	60	45	NR	15	NR	NR	NR	NA
Mixed Use Buildings	NR	NR	NR	<sup>1</sup>	60	45	NR	15	NR	NR	NR	NA
Multi-Family Dwellings	NR	NR	NR	<sup>1</sup>	60	45	8 <sup>4</sup>	15	NR	NR	NR	NA
Row Houses <sup>11</sup>	NR	15	50	<sup>1</sup>	80	45	8 <sup>5</sup>	15	NR	NR	NR	NA
Duplexes	4,000	45	70	<sup>2</sup>	60 <sup>16</sup>	35	12 <sup>5,6</sup>	20 <sup>6</sup>	5	5 <sup>13</sup>	7	8,17,18
Single-Family Dwellings	2,250	35	50	<sup>2</sup>	60 <sup>16</sup>	35	12 <sup>5,6</sup>	20 <sup>6</sup>	5	5 <sup>13</sup>	7	8,17

Notes: NR No Requirement  
 NA Not Allowed  
 1 Lot < 8000sf: NR; Lot >8000sf: 80% (Max. Lot Coverage)  
 2 Small lots: 75%, Medium Lots: 65%, Standard and Large Lots: 55%, Estate Lots: 45% Maximum Lot Coverage  
 On lots where detached accessory buildings are built, maximum lot coverage may be increased by 10%.  
 3 Bay windows, balconies, and other structural building projections above 8 ft. may encroach up to 5 ft. into the Public Way; canopies, awnings, and other non-structural projections may encroach up to 8 ft. into the Public Way.  
 4 Porches, stairs, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach up to the Public Way.  
 5 Porches, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach to within 8 ft. of the Public Way. Stairs may encroach to the Public Way.  
 6 For Standard, or Large Lots on Collector Avenues, front setbacks are 20 ft. min., (13' setback to porch), side street setbacks are 15' (8' setback to porch). Pie-shaped lots or lots with significant trees or grade banks at frontage have no maximum front setback.  
 7 The garage setback from alley shall be between 3 and 5 foot or, when an optional parking space is located between the garage and the alley, shall be 16 ft. minimum. Lots with important trees, as identified in the Master Plan, or grade differences at the alley, affecting garage location shall be exempt from this requirement.  
 8 Street-loaded garages shall be a minimum 20 ft. front setback to face of garage, and located a minimum of 5 ft. behind main façade of the associated dwelling unit.  
 9 Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint; vertical encroachments shall not be habitable space.  
 10 For Village Center buildings with lots fronting two or more streets, at least two facades shall be subject to the minimum frontage width and front setback requirements.  
 11 Row Houses are typically attached, but may be detached within the Village Center Boundary. When attached, no more than ten units shall be contiguous along a street edge. When row houses are detached, the Minimum Frontage Width is 65%. The Minimum Frontage Width for detached row houses may be less than 65% on corner lots or to accommodate the curve radius of street frontage, public utility easements, important trees, grade differences, public open space requirements, or as otherwise approved by the DRB.  
 12 See Definitions, 4.125.01, for measurement of Minimum Frontage Width.  
 13 Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the rear lot line abutting the alley.  
 14 See Figure 2A - Village Center Boundary & Land Use Plan in the Villebois Village Master Plan for areas included within the Village Center.  
 15 On Estate Lots and Large Lots with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 15 ft. with a minimum of 5 ft. On Small and Medium Lots, minimum side setback shall be 0 ft. or as required by Building Code.  
 16 For cluster housing with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right of way or a public pedestrian access easement linking the courtyard with the Public Way.  
 17 Dwellings on lots without alley access shall be at least 36 feet wide.  
 18 Duplexes with front-loaded garages are limited to one shared standard-sized driveway/apron.  
 19 Maximum setbacks may be increased as necessary to accommodate deeper porches, building code, public utility easements or public open space requirements.  
 20 Lots are categorized as small, medium, standard, large or estate as shown in the Pattern Book.

**Response:** The standards listed in Table V-1 do not directly relate to the proposed use of a swim center and club house, however the proposed use is most closely related to that of a mixed use or commercial building. The proposed swim center will have a building height less than 45 feet, a front setback greater than 15 feet, does not include a garage, and will have a lot coverage less than 80%, as shown on the attached Preliminary Site/Land Use/Parking Plan in Section IIB of the Notebook.

The proposed swim center does not meet the frontage width standard for a mixed use or commercial building. Due to the buildings location within a park, it will have a frontage width less than 60%. However, although the proposed use is most closely related to that of a mixed use or commercial building, the frontage width standard of that use is not representative of the purpose of the NP-5. The proposed swim center is within a park, for which a frontage dominated by building coverage does not align with the purpose of the park. Most of the park area is characterized by trees, recreational areas and a community garden. Therefore, this frontage width standard from Table V-1 is not appropriately applied to the subject building within NP-5. No additional standards from Table V-1 apply.

**(.06) STANDARDS APPLYING TO COMMERCIAL USES**

**A. All commercial uses shall be subject to the following:**

**Response:** The proposed swim center and club house building will be for use of residents within phases developed by Polygon that are not served by the existing swim center in PDP 5(S). It will not be operated as a commercial use and is not located within an area identified for as a neighborhood commons.

**(.07) GENERAL REGULATIONS - OFF-STREET PARKING, LOADING & BICYCLE PARKING**

Except as required by Subsections (A) through (D), below, the requirements of Section 4.155 shall apply within the village zone.

**A. General Provisions:**

1. The provision and maintenance of off-street parking spaces is a continuing obligation of the property owner. The standards set forth herein shall be considered by the Development Review Board as minimum criteria.
2. The Board shall have the authority to grant variances or refinements to these standards in keeping with the purposes and objectives set forth in this zone.

**Response:** The proposed swim center and club house building will not include any off street parking areas.

**B. Minimum and Maximum Off-Street Parking Requirements:**

1. Table V-2, Off-Street Parking Requirements, below, shall be used to determine the minimum and maximum parking standards for noted land uses. The number of required parking spaces shown in Table V-2 shall be determined by rounding to the nearest whole parking space...

**Table V-2: Off-Street Parking Requirements**

Category	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short Term	Bicycle Long Term
Conditional Uses: Recreation Facilities	3/1000 sf	5/1000 sf	1/3000 sf Min. of 4	1/3000 sf Min. of 4

**Response:** The proposed swim center building is approximately 2,920 square feet in size. Although the proposed building most closely aligns with the recreational facilities category, it's important to note that the proposed swim center building is smaller than the existing swim center building in PDP 5S which was required to provide a minimum of four (4) parking spaces on-street adjacent to the building. The proposed uses within NP-5 are not anticipated to require off-street parking, as most users are anticipated to access the park by walking or biking. Parking will be provided for the swim center via on street parking on adjacent streets SW Villebois Drive N, SW Stockholm Drive, and SW Berlin Avenue. More than nine (9) spaces will be provided on street, in compliance with this standard. Additionally, the swim center will provide bike racks for a minimum of 4 bicycles for short term use. Indoor storage for long term bicycle parking may be provided as needed.

**C. Minimum Off-Street Loading Requirements:**

**Response:** No off-street loading areas are proposed with this application.

**D. Bicycle Parking Requirements:**

**Response:** Compliance with the bicycle parking standards of Table V-2 are addressed above. The plan is in compliance with this standard.

**(.08) OPEN SPACE**

Open space shall be provided as follows:

- A. In all residential developments and in mixed-use developments where the majority of the developed square footage is to be in residential use, at least twenty-five percent (25%) of the area shall be open space, excluding street pavement and surface parking. In multi-phased developments, individual phases are not required to meet the 25% standard as long as an approved Specific Area Plan demonstrates that the overall development shall provide a minimum of 25% open space. Required front yard areas shall not be counted towards the required open space area. Required rear yard areas and other landscaped areas that are not within required front or side yards may be counted as part of the required open space.
- B. Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation easement or dedicated to the City, either rights in fee or easement, without altering the density or other development standards of the proposed development. Provided that, if the dedication is for public park purposes, the size and amount of the proposed dedication shall meet the criteria of the City of Wilsonville standards. The square footage of any land, whether dedicated or not, which is used for open space shall be deemed a part of the development site for the purpose of computing density or allowable lot coverage. See SROZ provisions, Section 4.139.10.
- C. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review and approve any pertinent bylaws, covenants, or agreements prior to recordation.

**Response:** *Figure 5 - Parks & Open Space Plan of the Villebois Village Master Plan* indicates that approximately 33% of Villebois is in Parks and Open Space. This application seeks to modify the provision of uses within NP-5, Fir Park, to add a swim center. This modification to the approved SAP E, PDP 3E and FDP 3E and Master Plan Refinement does not alter the overall provision of park and open spaces within Villebois, and the plan continues to be in compliance with these standards.

**(.09) STREET & ACCESS IMPROVEMENT STANDARDS**

- A. Except as noted below, the provisions of Section 4.177 apply within the Village zone:
  - 1. General provisions:

**Response:** No modifications to approved streets are proposed with this application. The plan continues to meet these standards.

(.10) SIDEWALK AND PATHWAY IMPROVEMENT STANDARDS

A. The provisions of Section 4.178 shall apply within the Village zone.

**Response:** Section 4.178 has been deleted from the City's Development Code and incorporated into Section 4.177. As stated above, no modifications to the approved streets or sidewalks along those streets are proposed with this application. The plan continues to meet the standards of Section 4.177.

Section 4.154 - Onsite Pedestrian Access & Circulation was recently incorporated into the City's Development Code. The applicable standards of Section 4.154 are addressed in the FDP Modification Supporting Compliance Report in Section IIIA of this notebook.

(.11) LANDSCAPING, SCREENING AND BUFFERING

A. Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:

1. Streets in the Village zone shall be developed with street trees as described in the Community Elements Book.

**Response:** The approved Community Elements Book includes the proposed Street Tree Master Plan for SAP - East. This does not alter the provision of street trees and will continue to comply with the Street Tree Master Plan included in the SAP - East and the appropriate standards of Section 4.176.

(.12) MASTER SIGNAGE AND WAYFINDING

**Response:** The *Master Signage and Wayfinding Plan* was approved with SAP - East. No signage for NP-5 is called for in the *Master Signage & Wayfinding Plan*.

(.13) DESIGN PRINCIPLES APPLYING TO THE VILLAGE ZONE

A. The following design principles reflect the fundamental concepts, and support the objectives of the *Villebois Village Master Plan*, and guide the fundamental qualities of the built environment within the Village zone.

1. The design of landscape, streets, public places and buildings shall create a place of distinct character.
2. The landscape, streets, public places and buildings within individual development projects shall be considered related and connected components of the *Villebois Village Master Plan*.
3. The design of buildings shall functionally relate to adjacent open space, gateways, street orientation, and other features as shown in the *Villebois Village Master Plan*.
4. The design of buildings and landscape shall functionally relate to sunlight, climate, and topography in a way that acknowledges these conditions as particular to the Willamette Valley.
5. The design of buildings shall incorporate regional architectural character and regional building practices.
6. The design of buildings shall include architectural diversity and variety in its built form.

7. The design of buildings shall contribute to the vitality of the street environment through incorporation of storefronts, windows, and entrances facing the sidewalk.
8. The design of streets and public spaces shall provide for and promote pedestrian safety, connectivity and activity.
9. The design of buildings and landscape shall minimize the visual impact of, and screen views of off-street parking from streets.
10. The design of exterior lighting shall minimize off-site impacts, yet enable functionality.

**Response:** The Architectural Pattern Book and the Community Elements Book approved with SAP East are intended to guide the Preliminary Development Plan and Final Development Plan applications to achieve a built environment that reflects the fundamental concepts and objectives of the *Master Plan*. The Design Principles of Section (.13) have driven the development of SAP East, the Architectural Pattern Book and the Community Elements Book, and will work in concert to assure that the vision of Villebois is realized. This modifications proposed to NP-5 to include a swim center will not alter the plan's consistency with the Goals, Policies and Implementation Measures of the *Villebois Village Master Plan* (see Section I of this report). The swim center is designed to be consistent with the Architectural Pattern Book and Community Elements Book, as demonstrated in the FDP compliance report in Section IIIA of this Notebook. As shown on the Elevations & Floor Plan in Section IIIC of this Notebook, the design of the swim center building style is characterized as American Modern, includes architectural diversity and variety in its built form, and incorporates regional architectural character and regional building practices. The design of NP-5 provides for and promotes pedestrian safety, connectivity and activity. Pathways are provided throughout the NP-5 to connect amenities within the park and connect visitors to the surrounding pathways and streets. The NP-5 includes a variety of activity opportunities, including a swimming pool, indoor club house and exercise facility, a community garden, a lawn play area, picnic tables, a horseshoe pit and a multi-purpose sport court.

**(.14) DESIGN STANDARDS APPLYING TO THE VILLAGE ZONE**

- A. The following design standards implement the Design Principles found in (.13), above, and enumerate the architectural details and design requirements applicable to buildings and other features within the Village (V) zone. The Design Standards are based primarily on the features, types, and details of the residential traditions in the Northwest, but are not intended to mandate a particular style or fashion. All development within the Village zone shall incorporate the following:
  1. General provisions:
    - a. Flag lots are not permitted.
    - b. The minimum lot depth for a single-family dwelling with an with an accessory dwelling unit shall be 70 feet.
    - c. Village Center lots may have multiple front lines.
    - d. For Village Center lots facing two or more streets, two of the facades shall be subject to the minimum frontage width requirement. Where multiple buildings are located on one lot, the

facades of all buildings shall be used to calculate the Minimum Building Frontage Width.

- e. Neighborhood Centers...
- f. Commercial Recreation facilities should be compatible with surrounding residential uses.

**Response:** The proposed swim center is not a commercial facility, but will be for use of residents within phases developed by Polygon that are not served by the existing swim center in PDP 5(S). The facility, will, however be built compatible with the surrounding residential and park developments.

2. Building and site design shall include:

- a. Proportions and massing of architectural elements consistent with those established in an approved Architectural Pattern Book or Village Center Architectural Standards.

**Response:** Compliance with this building and site design standard is demonstrated in the FDP modification supporting compliance report in Section IIIA of this Notebook.

- b. Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Pattern Book, Community Elements Book or approved Village Center Design.

**Response:** Compliance with this building and site design standard is demonstrated in the FDP modification supporting compliance report in Section IIIA of this Notebook.

- c. Protective overhangs or recesses at windows and doors.

**Response:** The swim center building will have covered entrances consistent with the standard, as further discussed in the FDP modification supporting compliance report in Section IIIA of this Notebook.

- d. Raised stoops, terraces or porches at single-family dwellings.

**Response:** The proposed swim center in NP-5 is not a single-family dwelling. Therefore, this standard does not apply.

- e. Exposed gutters, scuppers, and downspouts, or approved equivalent.

**Response:** Compliance with this building and site design standard is demonstrated in the FDP modification supporting compliance report in Section IIIA of this Notebook.

- f. The protection of existing significant trees as identified in an approved Community Elements Book.

**Response:** As discussed in previous sections of this report, the NP-5 site does not have any existing trees. Therefore, this standard does not apply.

- g. A landscape plan in compliance with Sections (.07) and (.11), above.

**Response:** Compliance with this building and site design standard is demonstrated in the FDP modification supporting compliance report in Section IIIA of this Notebook.

- h. Building elevations of block complexes shall not repeat an elevation found on an adjacent block.



- i. Building elevations of detached buildings shall not repeat an elevation found on buildings on adjacent lots.

**Response:** The proposed swim center in NP-5 will not repeat an elevation found on an adjacent block or on buildings on adjacent lots, as further demonstrated in the FDP modification supporting compliance report in Section IIIA of this Notebook.

- j. A porch shall have no more than three walls.

**Response:** Compliance with this building and site design standard is demonstrated in the FDP modification supporting compliance report in Section IIIA of this Notebook.

- k. A garage shall provide enclosure for the storage of no more than three vehicles.

**Response:** The NP-5 does not include any garages. Therefore, this standard does not apply.

3. Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center Architectural Standards.

**Response:** Lighting and site furnishings are in compliance with the approved Architectural Pattern Book and Community Elements Book, as shown on the Details plan (Sheet L2) in Section IIB of this Notebook.

4. Building systems, as noted in Tables V-3 and V-4 (Permitted Materials and Configurations), below, shall comply with the materials, applications and configurations required therein.

**Response:** Building systems for the swim center in NP-5 will comply with the materials, applications and configurations specified in Tables V-3 and V-4 (Permitted Materials and Configurations), as demonstrated in the FDP modification supporting compliance report in Section IIIA of this Notebook.

(.18) VILLAGE ZONE DEVELOPMENT PERMIT PROCESS

C. Specific Area Plan (SAP) Application Procedures.

1. Purpose - A SAP is intended to advance the design of the Villebois Village Master Plan.
2. If not initiated by the City Council, Planning Commission or Development Review Board, an application for SAP approval shall be submitted by the Master Planner, and shall be accompanied by payment of a fee established in accordance with the City's fee schedule.

**Response:** The Applicant is requesting approval of modifications to SAP East to add a swim center to NP-5.

D. SAP Application Submittal Requirements:

1. Existing Conditions - An application for SAP approval shall specifically and clearly show the following features and information on maps, drawings, application form or attachments. The SAP shall be drawn at a scale of 1" = 100' (unless otherwise indicated) and may include multiple sheets depicting the entire SAP area, as follows:

**Response:** The *Existing Conditions* (see Notebook Section IIB) provides the applicable information required above for NP-5.

2. SAP Development Information - The following information shall also be shown at a scale of 1" = 100' and may include multiple sheets depicting the entire SAP area.
  - a) A site circulation plan showing the approximate location of proposed vehicular, bicycle and pedestrian access points and circulation patterns, and parking and loading areas.
  - b) The approximate location of all proposed streets, alleys, other public ways, curb extensions, sidewalks, bicycle and pedestrian accessways, neighborhood commons, and easements on. The map shall identify existing subdivisions and development and un-subdivided land ownerships adjacent to the proposed SAP site.
  - c) The approximate projected location, acreage, type and density of the proposed development. For the residential portions of the SAP, the master developer shall identify: 1) the overall minimum and maximum number of housing units to be provided and 2) the overall minimum and maximum number of housing units to be provided, by housing type.
  - d) The approximate locations of proposed parks, playgrounds or other outdoor play areas, outdoor common areas, usable open spaces, and natural resource areas or features proposed for preservation. This information shall include identification of areas proposed to be dedicated or otherwise preserved for public use and those open areas to be maintained and controlled by the owners of the property and their successors in interest for private use. This information shall be provided in tabular form, and shall reconcile all such areas as may have been adjusted through prior approvals.
  - e) A composite utility plan illustrating existing and proposed water, sanitary sewer, and storm drainage facilities necessary to serve the SAP.
  - f) A grading plan illustrating existing and proposed contours as prescribed previously in this section.
  - g) A development sequencing plan
  - h) A utilities sequencing plan
  - i) A bicycle and pedestrian circulation plan
  - j) A tree removal and tree protection plan

**Response:** The attached drawings (see Notebook Section IIB) provide the applicable information required above as necessary to assess the modification to NP-5, requested herein.

- k) A property owner list, as required by Section 4.035.

**Response:** A mailing list for property owners within 250 feet of the subject site is provided with this application (see Notebook Section ID).

- l) At the applicant's expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review

the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the SAP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire SAP, and it shall meet Subsection 4.140(.09)(J)(2).

**Response:** A copy of the Traffic Impact Analysis is provided in Notebook Section IID.

m) A master signage and wayfinding plan

**Response:** The Master Signage and Wayfinding Plan was approved with SAP East, no modifications to this document are proposed.

n) A rainwater management program

**Response:** The Rainwater Management Program was approved with SAP East, no modifications to this document are proposed.

3. Architectural Pattern Book - An Architectural Pattern Book shall be submitted to all development outside the Village Center Boundary, addressing the following:

**Response:** The Architectural Pattern Book was approved with SAP East, no modifications to this document are proposed.

4. Community Elements Book - A Community Elements Book shall be submitted, including the following:

**Response:** The Community Elements Book was approved with SAP East, no modifications to this document are proposed.

5. Rainwater Management Program - A Rainwater Management Program shall be submitted, addressing the following:

**Response:** The Rainwater Management Program was approved with SAP East, no modifications to this document are proposed.

6. Master Signage and Wayfinding - A Master Signage and Wayfinding Plan shall be submitted with an SAP application and shall address the following:

**Response:** The Master Signage and Wayfinding Plan was approved with SAP East, no modifications to this document are proposed.

8. SAP Narrative Statement - A narrative statement shall be submitted addressing the following:

- a) A description, approximate location and timing of each proposed phase of development within the SAP.
- b) An explanation of how the proposed complies with the applicable standards of this section.
- c) A statement describing the impacts of the proposed development on natural resources within the SAP and how the proposed development complies with the applicable requirements of Chapter 4.

- d) Includes a description of the goals and objectives of the Villebois Village Master Plan and the Design Principles of the V Zone, and how they will be met for the specified land use area.
- e) Includes information demonstrating how the Pattern Book satisfies the goals and concepts of the Villebois Village Master Plan, the Design Principles and Design Standards of the Village zone.
- f) Where applicable, a written description of the proposal's conformance with the Village Center Design Principles and Standards.

**Response:** This narrative statement addresses the standards applying to the proposed modification to NP-5, within SAP East as required in the above standards.

**E. SAP Approval Process and Review Criteria**

- 1. An application for SAP approval shall be reviewed using the following procedures:
  - a) Notice of a public hearing before the Development Review Board regarding a proposed SAP shall be made in accordance with the procedures contained in Section 4.012.

**Response:** In accordance with the procedures contained in Section 4.012, the City shall provide notice of a public hearing before the Development Review Board on the proposed development application.

- b) The Development Review Board may approve an application for SAP approval only upon finding the following approval criteria are met:
  - 1. That the proposed SAP:
    - a) Is consistent with the standards identified in this section.

**Response:** Section II of this report provides an explanation of how the proposed modification to NP-5 within to Specific Area Plan - East is consistent with the standards of the Village zone.

- b) Complies with the applicable standards of the Planning and Land Development Ordinance, and

**Response:** Section III of this report provides an explanation of how the proposed development is consistent with the applicable standards of the Planning and Land Development Ordinance.

- c) Is consistent with the Villebois Village Master Plan. Those elements of the Village Master Plan with which the SAP must be consistent are the Plan's Goals, Policies, and Implementation Measures, and, except as the text otherwise provides, Figures 1, 5, 6A, 7, 8, 9A and 9B.

**Response:** Section I of this report provides an explanation of how the proposed development is consistent with the Goals, Policies and Implementation Measures and Figures of the *Villebois Village Master Plan*, as applicable to the addition of a swim center in NP-5.

2. If the SAP is to be phased, as enabled by Section 4.125(.18)(D)(2)(g) and (h), that the phasing schedule is reasonable.

**Response:** The proposed application does not alter the SAP East phasing schedule.

**F. Refinements to Approved Villebois Village Master Plan**

1. In the process of reviewing a SAP for consistency with the Villebois Village Master Plan, the Development Review Board may approve refinements, but not amendments, to the Master Plan. Refinements to the Villebois Village Master Plan may be approved by the Development Review Board as set forth in Section (.18)(F)(2), below. Amendments to the Villebois Village Master Plan may be approved by the Planning Commission as set forth in Section 4.032(.01)(B).

a) Refinements to the Master Plan are defined as:

- i. Changes to the street network or functional classification of streets that do not significantly reduce circulation system function or connectivity for vehicles, bicycles or pedestrians.

**Response:** No changes to the street network or functional classification of streets are proposed.

- ii. Changes to the nature or location of parks, trails or open space that do not significantly reduce function, usability, connectivity, or overall distribution or availability of these uses in the Specific Area Plan.

**Response:** The following table identifies proposed refinement of NP-5. The proposed refinement does not reduce the function, usability, connectivity or overall distribution of park uses within Specific Area Plan East.

Master Plan	Proposed
Community Garden (0.23 acres)	Community Garden (0.13 acres)
Lawn Area (0.28 acres)	Lawn Area (0.15 acres)
Benches	Benches
Picnic Table	Picnic Table
Drinking Fountains	Drinking Fountains
Multi-Purpose Court	Multi-Purpose Court
Horseshoe Pit	Horseshoe Pit
	Swimming Pool
	Swim Center

- iii. Changes to the nature or location of utilities or storm water facilities that do not significantly reduce the service or function of the utility or facility.

**Response:** Changes to the nature or location of utilities or storm water facilities with this application do not significantly reduce the service or function of the utility or facility.

- iv. Changes to the location or mix of land uses that do not significantly alter the overall distribution or availability of uses in the affected SAP. For purposes of this subsection, “land uses” or “uses” are defined in the aggregate, with specialty condos, mixed use condos, urban apartments, condos, village

apartments, neighborhood apartments, row houses and small detached uses comprising a land use group and medium detached, standard detached, large and estate uses comprising another.

**Response:** This application does not include changes to the location or mix of land uses that significantly alter the overall distribution or availability of uses in the affected SAP.

- v. A change in density that does not exceed ten percent, provided such density change does not result in fewer than 2,300 dwelling units in the Village.

**Response:** There are no changes to land uses or density proposed with this application.

- vi. Changes that are significant under the above definitions, but necessary to protect an important community resource or substantially improve the function of collector or minor arterial streets. [Amended by Ord. 682, 9/9/10].

b) As used herein, “significant” means:

- 1) More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(F)(1)(a), above, or,
- 2) That which negatively affects any important, qualitative feature of the subject, as specified in (.18) (F)(1)(a), above.

**Response:** The refinements described above are not “significant” according to the above code definition. The proposed refinements are not more than 10% of any quantifiable matter, requirement or performance measure. The proposed refinements do not negatively affect any important, qualitative feature of the project, as demonstrated throughout this supporting compliance report.

2. Refinements meeting the above definition may be approved by the DRB upon the demonstration and finding that:

a) The refinements will equally or better meet the Goals, Policies and Implementation Measures of the Villebois Village Master Plan.

**Response:** As demonstrated with Section I of this report, the SAP - South Plan Area 2 with the proposed refinements, equally or better meets the Goals, Policies and Implementation Measures of the *Villebois Village Master Plan*. The proposed refinement does not reduce the function, usability, connectivity or overall distribution of park uses within Specific Area Plan East. The proposed NP-5 refinement incorporates each of the park elements included in the Villebois Parks Master Plan - Feasibility Plan, with the enhanced recreational opportunity of an added swim center. The proposed swim center will be for use of residents within phases developed by Polygon that are not served by the existing swim center in PDP 5(S).

b) The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the SAP and Village area, and

**Response:** As demonstrated throughout this report, the proposed refinement will not result in significant detrimental impacts to the environment and does not include any areas with natural or scenic resources within SAP East and the Village area.

- c) The refinement will not preclude an adjoining or subsequent SAP area from development consistent with the Master Plan.

**Response:** The proposed refinement will not preclude an adjoining or subsequent SAP area from development consistent with the *Master Plan*, as it has no impact on the planned circulation or utility systems.

- 3. Amendments are defined as changes to elements of the Master Plan not constituting a refinement. Amendments to the Master Plan must follow the same procedures applicable to adoption of the Master Plan itself.

**Response:** This application does not include any amendment to the *Master Plan*. All of the proposed changes fall within the definition of refinements and are addressed within this report.

**G. Preliminary Development Plan Approval Process:**

- 1. An application for approval of a Preliminary Development Plan for a development in an approved SAP shall:
  - a) Be filed with the City Planning Division for the entire SAP, or when submission of the SAP in phases has been authorized by the Development Review Board, for a phase in the approved sequence.

**Response:** This application proposes modifications to the approved PDP 3 East.

- b) Be made by the owner of all affected property or the owner's authorized agent; and.

**Response:** This application is made by Polygon WLH, LLC, who is submitting the application as the authorized agent for the property owner, Tonquin Meadows HOA. The application form can be found in Exhibit IB along with a copy of the recorded Tonquin Meadows Plat showing ownership of the subject property, Tract "EE".

- c) Be filed on a form prescribed by the City Planning Division and filed with said division and accompanied by such fee as the City Council may prescribe by resolution; and.

**Response:** The appropriate application form and fee have been filed with this submittal. A copy of the form and fee are included in Sections IB and IC, respectively.

- d) Set forth the professional coordinator and professional design team for the project; and.

**Response:** The professional coordinator and professional design team are set forth in the Introductory Narrative, located in Section IA of this Notebook.

- e) State whether the development will include mixed land uses, and if so, what uses and in what proportions and locations.

**Response:** This PDP does not include mixed land uses. The proposed modification to PDP 3E will include the addition of a swim center to NP-5.

- f) Include a preliminary land division (concurrently) per Section 4.400, as applicable.

**Response:** This application does not include a preliminary land division. The land division took place with the original application for PDP 3E.

- g) Include a concurrent application for a Zone Map Amendment (i.e., Zone Change) for the subject phase.

**Response:** This application does not include a concurrent application for zone map amendment. The zone change to the “V” Village Zone took place with the original application for PDP 3E.

- 2. The application for Preliminary Development Plan approval shall include conceptual and quantitatively accurate representations of the entire development sufficient to demonstrate conformance with the approved SAP and to judge the scope, size and impact of the development on the community and shall be accompanied by the following information:

- a) A boundary survey or a certified boundary description by a surveyor licensed in the State of Oregon.
- b) Topographic information sufficient to determine direction and percentage of slopes, drainage patterns, and in environmentally sensitive areas, (e.g., flood plain, wetlands, forested areas, steep slopes or adjacent to stream banks). Contour lines shall relate to North American Vertical Datum of 1988 and be at minimum intervals as follows:
  - i) One (1) foot contours for slopes of up to five percent (5%);
  - ii) Two (2) foot contours for slopes from six percent (6%) to twelve (12%);
  - iii) Five (5) foot contours for slopes from twelve percent (12%) to twenty percent (20%). These slopes shall be clearly identified, and
  - iv) Ten (10) foot contours for slopes exceeding twenty percent (20%).
- c) The location of areas designated Significant Resource Overlay Zone (SROZ), and associated 25-foot Impact Areas, within the PDP and within 50 feet of the PDP boundary, as required by Section 4.139.

**Response:** The plans included in Section IIB of the application notebook show existing condition information for the subject area. The area proposed for PDP modification is limited to the area designated for NP-5.

- d) A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre.

**Response:** A tabulation of land area within PDP 3E was included with the original PDP application documents. There are no changes to land area allocation or average residential net density proposed with this application.



- e) The location, dimensions and names, as appropriate, of existing and platted streets and alleys on and within 50 feet of the perimeter of the PDP, together with the location of existing and planned easements, sidewalks, bike routes and bikeways, trails, and the location of other important features such as section lines, section corners, and City boundary lines. The plan shall also identify all trees 6 inches and greater d.b.h. on the project site only.

**Response:** The plans included in Section IIB of the application notebook show existing condition information for the subject area. The area proposed for PDP modification is limited to the area designated for NP-5.

- f) Conceptual drawings, illustrations and building elevations for each of the listed housing products and typical non-residential and mixed-use buildings to be constructed within the Preliminary Development Plan boundary, as identified in the approved SAP, and where required, the approved Village Center Design.

**Response:** This application proposes a modification to the plans approved PDP 3E and FDP 3 E relative to the programming included in NP-5. Elevations and a Floor Plan for the proposed swim center building are included in Section IIIC of this Notebook.

- g) A composite utility plan illustrating existing and proposed water, sanitary sewer, and storm drainage facilities necessary to serve the SAP.

**Response:** Proposed storm drainage facilities, and water and sanitary lines are shown on the *Composite Utility Plan* (see Section IIB in this Notebook).

- h) If it is proposed that the Preliminary Development Plan will be executed in Phases, the sequence thereof shall be provided.

**Response:** The application does not include any phasing of the development.

- i) A commitment by the applicant to provide a performance bond or other acceptable security for the capital improvements required by the project.

**Response:** The applicant will provide a performance bond or other acceptable security for the capital improvements required by the project.

- j) At the applicant's expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the SAP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire SAP, and it shall meet Subsection 4.140(.09)(J)(2).

**Response:** A copy of the Traffic Impact Analysis is provided in Section IID of this Notebook.

**H. PDP Application Submittal Requirements:**

1. The Preliminary Development Plan shall conform with the approved Specific Area Plan, and shall include all information required by (.18)(D)(1) and (2), plus the following:
  - a) The location of water, sewerage and drainage facilities;
  - b) Conceptual building and landscape plans and elevations, sufficient to indicate the general character of the development;
  - c) The general type and location of signs;
  - d) Topographic information as set forth in Section 4.035;
  - e) A map indicating the types and locations of all proposed uses; and
  - o) A grading and erosion control plan illustrating existing and proposed contours as prescribed previously in this section.

**Response:** The proposed application seeks to modify SAP East, PDP 3E and FDP 3E to provide a swim center in NP-5. The proposal documents include existing conditions documents, building elevations, landscape plans, and a grading and erosion control plan, as required by this section.

2. In addition to this information, and unless waived by the City's Community Development Director as enabled by Section 4.008(.02))B), at the applicant's expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the PDP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire PDP, and it shall meet Subsection 4.140(.09)(J)(2) for the full development of all five SAPs.

**Response:** A copy of the Traffic Impact Analysis is provided in Section IID.

3. The Preliminary Development Plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the phase of development. However, approval of a Final Development Plan is a separate and more detailed review of proposed design features, subject to the standards of Section 4.125(.18)(L) through (P), and Section 4.400 through Section 4.450.

**Response:** The plans included herein demonstrate with enough detail the overall operation of the NP-5. An application is included within Section III of the notebook modifying the approved FDP 3 documents to include the swim center.

4. Copies of legal documents required by the Development Review Board for dedication or reservation of public facilities, or for the creation of a non-profit homeowner's association, shall also be submitted.

**Response:** Copies of legal documents will be provided as appropriate and required by the Development Review Board.

**I. PDP Approval Procedures**

3. An application for PDP approval shall be reviewed using the following procedures:
  - a) Notice of a public hearing before the Development Review Board regarding a proposed PDP shall be made in accordance with the procedures contained in Section 4.012.
  - b) A public hearing shall be held on each such application as provided in Section 4.013.
  - c) After such hearing, the Development Review Board shall determine whether the proposal conforms to the permit criteria set forth in this Code, and shall approve, conditionally approve, or disapprove the application.

**Response:** In accordance with the procedures contained in Section 4.012, the City shall provide notice of a public hearing before the Development Review Board on the proposed applications. This report, in conjunction with all submitted information, demonstrates that the proposal conforms to the applicable permit criteria set forth in the City's Code.

**J. PDP Refinements to Approved Specific Area Plan**

1. In the process of reviewing a PDP for consistency with the approved Specific Area Plan, the Development Review Board may approve refinements, but not amendments, to the SAP. Refinements to the SAP may be approved by the Development Review Board as set forth in Section (.18)(J)(2), below.
  - a) Refinements to the SAP are defined as:
    - i. Changes to the street network or functional classification of streets that do not significantly reduce circulation system function or connectivity for vehicles, bicycles or pedestrians.
    - ii. Changes to the nature or location of parks types, trails or open space that do not significantly reduce function, usability, connectivity, or overall distribution or availability of these uses in the Preliminary Development Plan.
    - iii. Changes to the nature or location of utilities or storm water facilities that do not significantly reduce the service or function of the utility or facility.
    - iv. Changes to the location or mix of land uses that do not significantly alter the overall distribution or availability of uses in the Preliminary Development Plan. For the purposes of this subsection, "land uses" or "uses" are defined in the aggregate, with specialty condos, mixed use condos, urban apartments, condos, village apartments, neighborhood apartments, row houses and small detached uses comprising a land use group and

- medium detached, standard detached, large and estate uses comprising another.
- v. A change in density that does not exceed ten percent, provided such density change has not already been approved as a refinement to the underlying SAP or PDP, and does not result in fewer than 2,300 dwelling units in the Village.
  - vi. Changes that are significant under the above definitions, but necessary to protect an important community resource or improve the function of collector or minor arterial roadways.

**Response:** This application is seeking concurrent approval of modification of SAP East, including refinement of the Master Plan. The SAP approval criteria for refinement of the Master Plan have been addressed previously in this document. The proposed PDP modification is consistent with the requested SAP modification, therefore no refinements to the SAP are required with this application.

- 5. Amendments to the SAP, not including SAP amendments for phasing, must follow the same procedures applicable to adoption of the SAP itself. Amendments are defined as changes to elements of the SAP not constituting a refinement.
- 6. Amendments to the SAP for phasing will be processed as a Class II administrative review proposal.

**Response:** There are no amendments to the SAP requested with this application.

**K. PDP Approval Criteria**

The Development Review Board may approve an application for a PDP only upon finding that the following approval criteria are met:

- 1. That the proposed PDP:
  - a. Is consistent with the standards identified in this section.

**Response:** This Supporting Compliance Report provides an explanation of how the proposed development is consistent with the standards of the Village zone.

- b. Complies with the applicable standards of the Planning and Land Development Ordinance, including Section 4.140(.09)(J)(1)-(3).

**Response:** This Supporting Compliance Report provides an explanation of how the proposed development is consistent with the applicable standards of the Planning and Land Development Ordinance. A description of how the proposed development complies with Section 4.140(.09)J.1-3 is included in the subsequent pages of this report.

- c. Is consistent with the approved Specific Area Plan in which it is located.

**Response:** The application seeks concurrent approval of a refinement to the Master Plan, modification to SAP East, PDP 3 and FDP 3 to include the development of

a swim center in NP-5. The proposed PDP plan, therefore, remains consistent with SAP East, as modified for the addition of a swim center to NP-5.

- d. Is consistent with the approved Pattern Book and, where required, the approved Village Center Architectural Standards

**Response:** The proposal includes elevations and floor plans for the proposed swim center building in Section IIIC of this Notebook. These elevations will be reviewed with the FDP 3E modification review stage (concurrent with this application) for consistency with the approved Pattern Book.

## **COMMUNITY ELEMENTS BOOK**

### **Lighting Master Plan**

**Response:** This application does not propose any modifications to the street lighting as approved with PDP 3E as illustrated on the *Composite Utility Plan*. The proposed lighting is consistent with the Community Elements Book.

### **Curb Extensions**

**Response:** This application does not propose any modifications to the approved curb extensions, as approved with PDP 3E. The plan remains consistent with the Community Elements Book.

### **Street Tree Master Plan**

**Response:** This application does not propose any modifications to the street trees, as approved with PDP 3E. The plan remains consistent with the Community Elements Book, as previously approved with the original PDP 3E application.

### **Site Furnishings**

**Response:** The concurrent FDP application for NP-5 includes details regarding site furnishings in the park (see Section III of this Notebook).

### **Play Structures**

**Response:** No play structures are proposed in NP-5.

### **Tree Protection**

**Response:** The Tree Protection component of the Community Elements Book for SAP - East (page 14) describes the goal, policies, and implementation measures that were used to promote the protection of existing trees in the design of the PDP area. When the initial Park Feasibility Plan was created, retention of two existing trees was contemplated. However, during evaluation of trees for PDP 3E, the project arborist determined the trees in NP-5 were in poor condition due to conflicts between an existing oil line and their root systems and recommended removal. Therefore, there are currently no existing trees in NP-5.

### **Plant List**

**Response:** The *Community Elements Book* approved with SAP - East contains a Plant List (pages 15-17) of non-native and native trees, shrubs, and groundcovers, ferns, herbs, vines, perennials, grasses, and bulbs for species to plant throughout Villebois. The landscape plans provided with the application documents demonstrates compliance with this element of the Community Elements Book (see Section III of this Notebook).

#### **MASTER SIGNAGE AND WAYFINDING PLAN**

**Response:** No signage for NP-5 is called for in the *Master Signage & Wayfinding Plan*. No signage is proposed at this time.

#### **RAINWATER PROGRAM**

**Response:** No changes to the rainwater management system are proposed with this application.

2. If the PDP is to be phased, that the phasing schedule is reasonable and does not exceed two years between commencement of development of the first, and completion of the last phase, unless otherwise authorized by the Development Review Board.

**Response:** No changes to the PDP phasing are proposed with this application.

3. Parks within each PDP or PDP phase shall be constructed prior to occupancy of 50% of the dwelling units in the PDP or PDP phase, unless weather or special circumstances prohibit completion, in which case bonding for the improvements shall be permitted.

**Response:** The parks within PDP 3E will be completed prior to occupancy of 50% of the housing units, as required. Bonding will be provided if special circumstances prohibit completion.

4. In the Central SAP, parks shall be constructed within each PDP as provided above, and that pro-rata portion of the estimated cost of Central SAP parks not within the PDP, calculated on a dwelling unit basis, shall be bonded or otherwise secured to the satisfaction of the city.

**Response:** The proposed PDP is within SAP East and is not within the Central SAP Area, therefore this standard does not apply.

5. The Development Review Board may require modifications to the PDP, or otherwise impose such conditions as it may deem necessary to ensure conformance with the approved SAP, the Villebois Village Master Plan, and compliance with applicable requirements and standards of the Planning and Land Development Ordinance, and the standards of this section.

**Response:** This report demonstrates that the proposed Preliminary Development Plan modification is in conformance with Specific Area Plan - East as modified by the concurrent SAP modification, and thus, the *Villebois Village Master Plan* as refined

with the SAP modification, as well as the applicable requirements and standards of the Planning and Land Development Ordinance.

### III. WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE

#### SECTION 4.139 SIGNIFICANT RESOURCE OVERLAY ZONE (SROZ) ORDINANCE

**Response:** The PDP application does not include any SROZ impacts. NP-5 does not include any SROZ areas.

#### SECTION 4.140 PLANNED DEVELOPMENT REGULATIONS

##### (.09) FINAL APPROVAL (STAGE TWO)

- J. A planned development permit may be granted by the Development Review Board only if it is found that the development conforms to all the following criteria, as well as to the Planned Development Regulations in Section 4.140:
1. The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.

**Response:** This Supporting Compliance Report demonstrates that the location, design, size, and uses proposed with the PDP Modification are both separately and as a whole consistent with SAP East, and thus the *Villebois Village Master Plan*, the City's Comprehensive Plan designation of Residential - Village for the area, and the City's Planning and Land Development Ordinance.

2. That the location, design, size and uses are such that traffic generated by the development at the most probable used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D, as defined in the Highway Capacity manual published by the National Highway Research Board, on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets. Immediately planned arterial and collector streets are those listed in the City's adopted Capital Improvement Program, for which funding has been approved or committed, and that are scheduled for completion within two years of occupancy of the development or four year if they are an associated crossing, interchange, or approach street improvement to Interstate 5.

**Response:** The location, design, size and uses are such that traffic generated within the PDP Modification at the most heavily used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D. The proposed uses and the circulation system are consistent with the SAP - East application, which included an Internal Circulation Evaluation including an assessment of intersection performance by DKS Associates. A copy of the Traffic Analysis is attached in Section IIC of this Notebook.

- a. In determining levels of Service D, the City shall hire a traffic engineer at the applicant's expense who shall prepare a written report containing the following minimum information for consideration by the Development Review Board:
  - i. An estimate of the amount of traffic generated by the proposed development, the likely routes of travel of the estimated generated traffic, and the source(s) of information of the estimate of the traffic generated and the likely routes of travel; (Amended by Ord 561, adopted 12/15/03.)
  - ii. What impact the estimate generated traffic will have on existing level of service including traffic generated by (1) the development itself, (2) all existing developments, (3) Stage II developments approved but not yet built, and (4) all developments that have vested traffic generation rights under section 4.140(.10), through the most probable used intersection(s), including state and county intersections, at the time of peak level of traffic. This analysis shall be conducted for each direction of travel if backup from other intersections will interfere with intersection operations. (Amended by Ord 561, adopted 12/15/03.)

**Response:** The traffic generated by the PDP Modification and its impact on the existing LOS will be consistent with the SAP - East application. A copy of the Traffic Analysis is attached in Section IIC of this Notebook.

- b. The following are exempt from meeting the Level of Service D criteria standard:
  - i. A planned development or expansion thereof which generates three (3) new p.m. peak hour traffic trips or less;
  - ii. A planned development or expansion thereof which provides an essential governmental service.

**Response:** This PDP Modification does not request an exemption from meeting the Level of Service D; therefore this criterion does not apply to this project.

- c. Traffic generated by development exempted under this subsection on or after Ordinance No. 463 was enacted shall not be counted in determining levels of service for any future applicant. (Added by Ord 561, adopted 12/15/03.)

**Response:** The traffic generated by the PDP Modification will be consistent with the SAP - East application. A copy of the Traffic Analysis is attached in Section IIC of this Notebook.

- d. Exemptions under 'b' of this subsection shall not exempt the development or expansion from payment of system development charges or other applicable regulations. (Added by Ord 561, adopted 12/15/03.)



**Response:** The subject PDP Modification is not exempt from subsection ‘b’ and the system development charges will be provided as required.

- e. In no case will development be permitted that creates an aggregate level of traffic at LOS “F”. (Added by Ord 561, adopted 12/15/03.)

**Response:** The traffic generated by the PDP Modification will be consistent with the SAP - East application. The DKS evaluation for SAP East showed that the development will not create an aggregate level of traffic at LOS “F”. A copy of the Traffic Analysis is attached in Section IIC of this Notebook.

3. That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.

**Response:** This Supporting Compliance Report and the plan sheets (see *Composite Utility Plan* in Section IIB) show that NP-5 will be adequately served by the planned facilities and services.

#### **SECTION 4.156 SIGN REGULATIONS**

**Response:** No signage for NP-5 is called for in the *Master Signage & Wayfinding Plan*. No signage is proposed at this time.

#### **SECTION 4.171 GENERAL REGULATIONS - PROTECTION OF NATURAL FEATURES & OTHER RESOURCES**

**Response:** SAP - East does not include any areas impacted by a 100-year flood plain. Therefore, the standards of Section 4.172 are not applicable to Specific Area Plan - East NP-5.

#### **SECTION 4.172 FLOOD PLAIN REGULATIONS**

**Response:** NP-5 within FDP 3 - East does not include any areas impacted by a 100-year flood plain. Therefore, the standards of Section 4.172 are not applicable to NP-5.

#### **SECTION 4.176 LANDSCAPING, SCREENING & BUFFERING**

**Response:** Compliance with landscaping, screening and buffering standards is addressed in the concurrent Final Development Plan modification (see Section III of this Notebook), which demonstrates compliance with this section.

#### **SECTION 4.179 MIXED SOLID WASTE & RECYCLABLES STORAGE IN NEW MULTI-UNIT RESIDENTIAL & NON-RESIDENTIAL BUILDINGS**

**Response:** Proposed uses identified within NP-5 within FDP 3 - East do not include multi-unit residential buildings. This section is not applicable to this request.

**SECTION 4.600 TREE PRESERVATION AND PROTECTION**

**Response:** There are no existing trees on the subject site; therefore this section is not applicable.

**IV. CONCLUSION**

This Supporting Compliance Report demonstrates compliance with the applicable Goals, Policies and Implementation Measures of the *Villebois Village Master Plan* and other applicable requirements of the City of Wilsonville Planning & Land Development Ordinance for the proposed modification of SAP East and PDP 3E to add a swim center to NP-5.

# VILLEBOIS SWIM CENTER IN NP-5 PRELIMINARY DEVELOPMENT PLAN & FINAL DEVELOPMENT PLAN

PART OF TL 3100, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15 AND  
TL 1446, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15 A.B.  
CITY OF WILSONVILLE, OREGON

**APPLICANT:**

POLYGON WLH, LLC  
109 E. 13TH ST.  
VANCOUVER, WA 98660  
[P] 503-221-1920  
CONTACT: FRED GAST

**PROPERTY OWNER:**

TONQUIN MEADOWS HOA  
111 SW COLUMBIA ST, STE 100  
PORTLAND, OR 97201

**PLANNER:**

PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: STACY CONNERY, AICP

**CIVIL ENGINEER:**

PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: KC SCHWARTZKOPH, PE

**SURVEYOR:**

PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: TRAVIS JANSEN, PLS, PE

**LANDSCAPE ARCHITECT:**

PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: KERRY LANKFORD, RLA

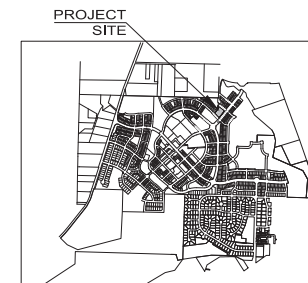
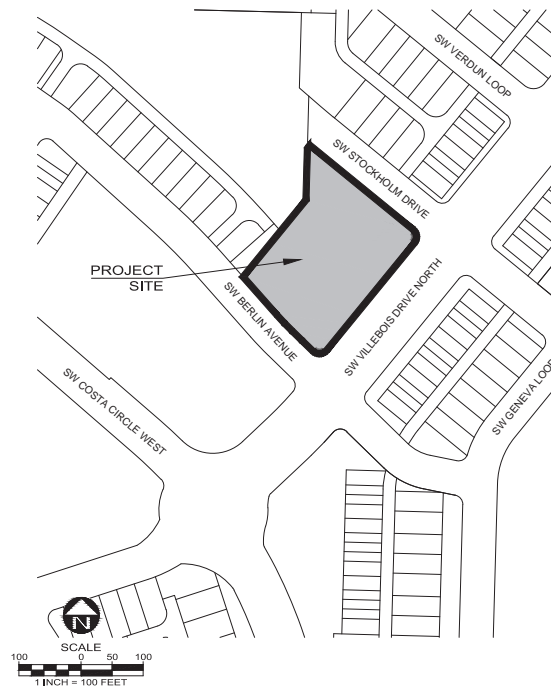
**GEOTECHNICAL ENGINEER:**

GEODESIGN, INC.  
15575 SW SEQUOIA PARKWAY, SUITE 100  
PORTLAND, OR 97224  
[P] 503-968-8787  
CONTACT: CRAIG WARE, PE

**BENCHMARK:**

OREGON STATE PLANE COORDINATE 5818 LOCATED  
IN MONUMENT BOX IN CENTERLINE OF TOOZE ROAD  
0.2 MILES WEST OF 110TH AVE.

ELEVATION DATUM: NAVD 88, ELEVATION = 202.991



VICINITY MAP

**SHEET INDEX:**

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 PRELIMINARY SITE/LAND USE PLAN/PARKING PLAN
- 4 PRELIMINARY GRADING/EROSION CONTROL PLAN
- 5 COMPOSITE UTILITY PLAN

- L1.0 PLANTING PLAN
- L2.0 PLANTING DETAILS

**UTILITIES & SERVICES:**

WATER:	CITY OF WILSONVILLE
STORM:	CITY OF WILSONVILLE
SEWER:	CITY OF WILSONVILLE
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	TUALATIN VALLEY FIRE & RESCUE
POLICE:	CLACKAMAS COUNTY SHERIFF
SCHOOL:	WEST LINN / WILSONVILLE SCHOOL DISTRICT 3JT
PARKS:	CITY OF WILSONVILLE
PHONE:	FRONTIER
WASTE DISPOSAL:	UNITED DISPOSAL SERVICE
CABLE:	COMCAST



POLYGON NW COMPANY



PDP/FDP  
VILLEBOIS  
Swim Center in  
Neighborhood Park 5  
(NP-5)

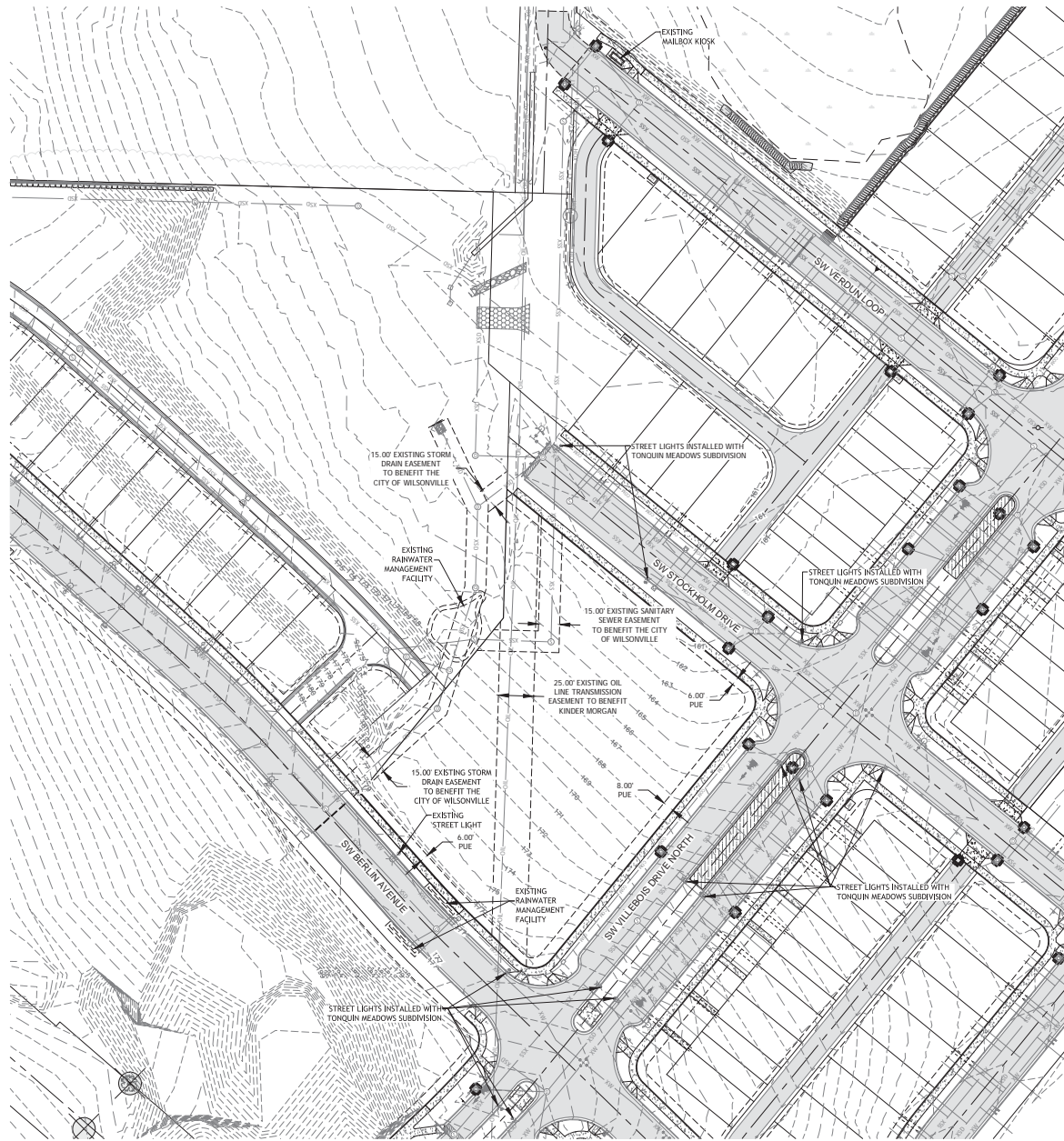
Preliminary  
Development Plan  
&  
Final Development  
Plan

Cover Sheet

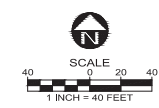
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LEGEND	
—	SITE BOUNDARY
- - - 148 - - -	EX 2-FT CONTOUR
- - - 150 - - -	EX 10-FT CONTOUR
— X S S —	EX SANITARY SEWER
— X S D —	EX STORM DRAIN
— X W —	EX WATER LINE
— X T —	EX TELEPHONE LINE
— X G —	EX GAS LINE
— X O —	EX OIL LINE
[Pattern]	EX PAVEMENT
[Pattern]	EX SIDEWALK
[Pattern]	EX ASPHALT PAVEMENT
⊗	EX SANITARY CLEANOUT
⊙	EX STORM MANHOLE
⊙	EX SANITARY MANHOLE
□	EX CATCH BASIN
⊙	EX WATER METER
⊙	EX STORM CLEANOUT
⊙	EX FIRE HYDRANT
⊙	EX CURB INLET
⊙	EX WATER VALVE
⊙	EX BLOW-OFF
⊙	EX ELECTRICAL BOX
⊙	EX POWER METER
[Symbol]	EX PGE PADMOUNT TRANSFORMER
⊙	EX WATER VALVE
⊙	EX STREET LIGHT
⊙	EX LIGHT POLE
— X — X —	EX STREET SIGN
⊙	EX FENCE
[Symbol]	EX CATCH BASIN INLET PROTECTION
[Symbol]	EX MAILBOX KIOSK



POLYGON NW COMPANY



PDP/FDP  
VILLEBOIS  
Swim Center in  
Neighborhood Park 5  
(NP-5)

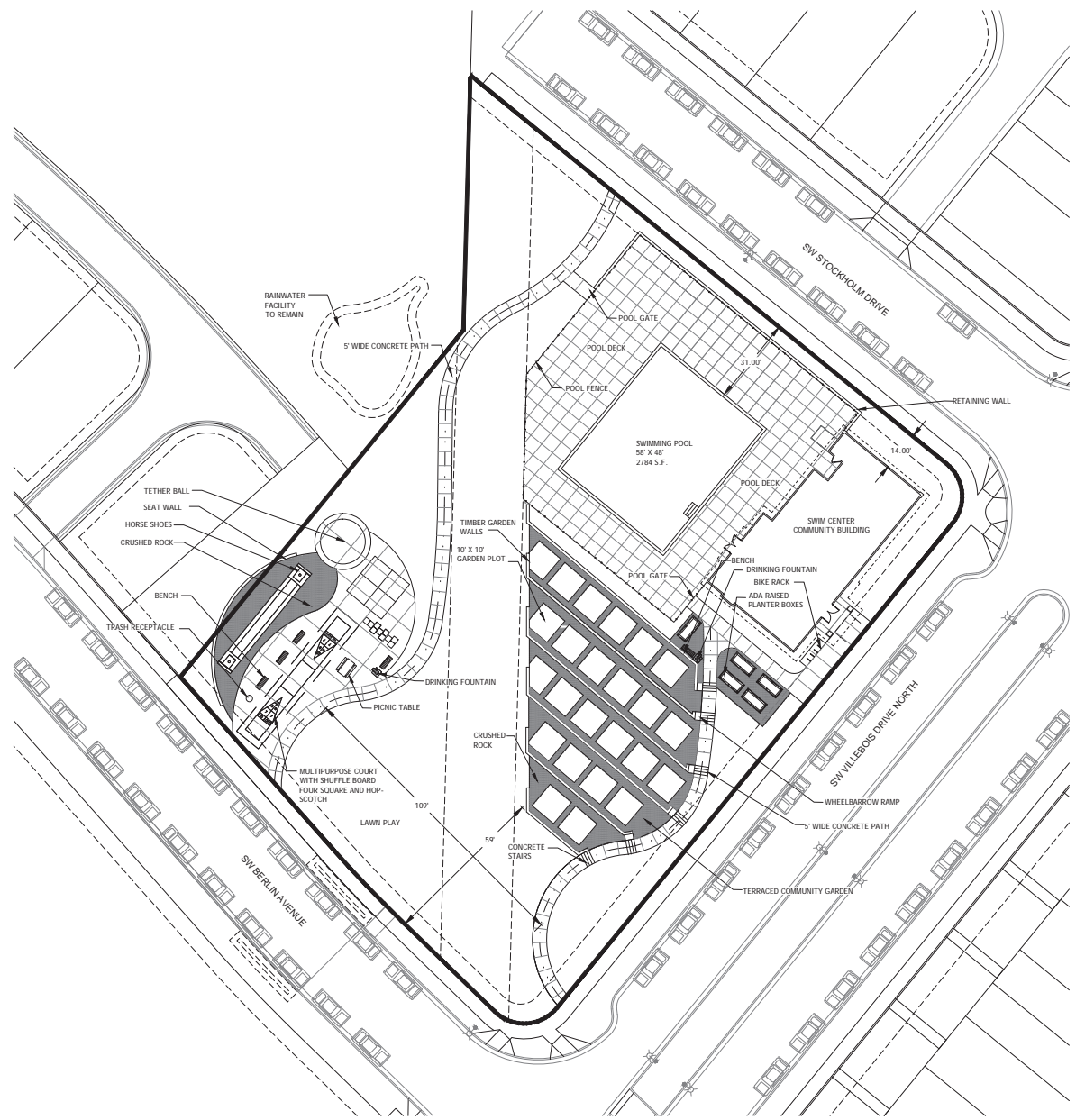
Preliminary  
Development Plan  
&  
Final Development  
Plan

Existing Conditions

DATE 3/31/15

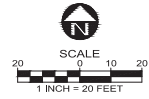
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NP-5 = NEIGHBORHOOD PARK 5 (FIR PARK)

\*SEE LANDSCAPE PLANS & DETAILS L1.0-L2.0 FOR MORE INFORMATION.



POLYGON NW COMPANY



PDP/FDP  
**VILLEBOIS**  
 Swim Center in  
 Neighborhood Park 5  
 (NP-5)

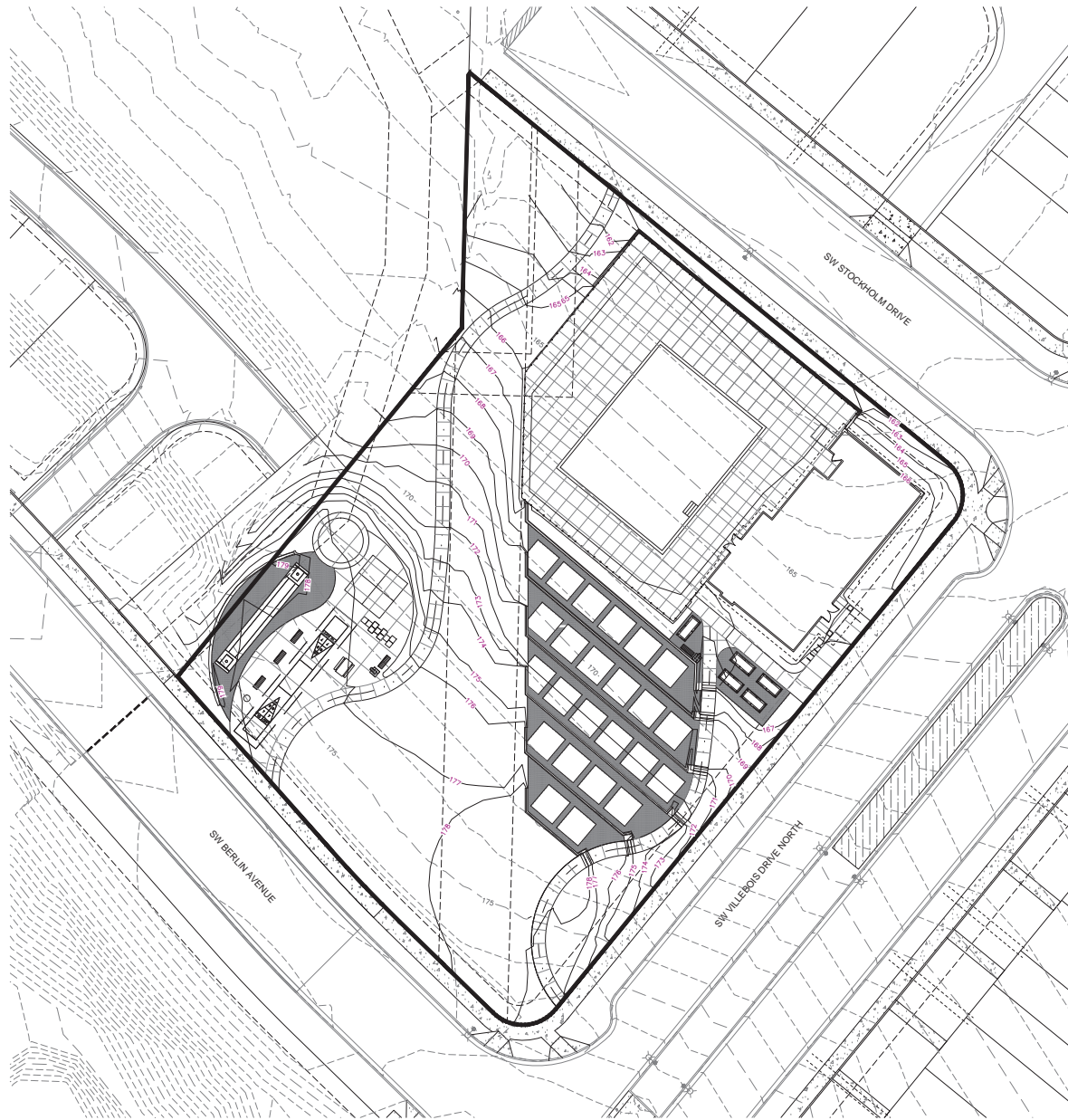
Preliminary  
 Development Plan  
 &  
 Final Development  
 Plan

Site/Land Use  
 Plan/Parking Plan

DATE 3/31/15

3

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**LEGEND:**

- 198 --- FUTURE 2-FT CONTOUR
- 200 --- FUTURE 10-FT CONTOUR
- 171 --- PROPOSED 1-FT CONTOUR
- 175 --- PROPOSED 5-FT CONTOUR
- I IMPORTANT
- G GOOD
- M MODERATE
- P POOR
- NE NOT EXAMINED
- (Tree Symbol) EXISTING TREES TO REMAIN
- XX SEDIMENT FENCE



POLYGON NW COMPANY



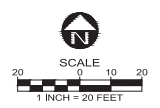
**PDP/FDP  
VILLEBOIS**  
Swim Center in  
Neighborhood Park 5  
(NP-5)

**Preliminary  
Development Plan  
&  
Final Development  
Plan**

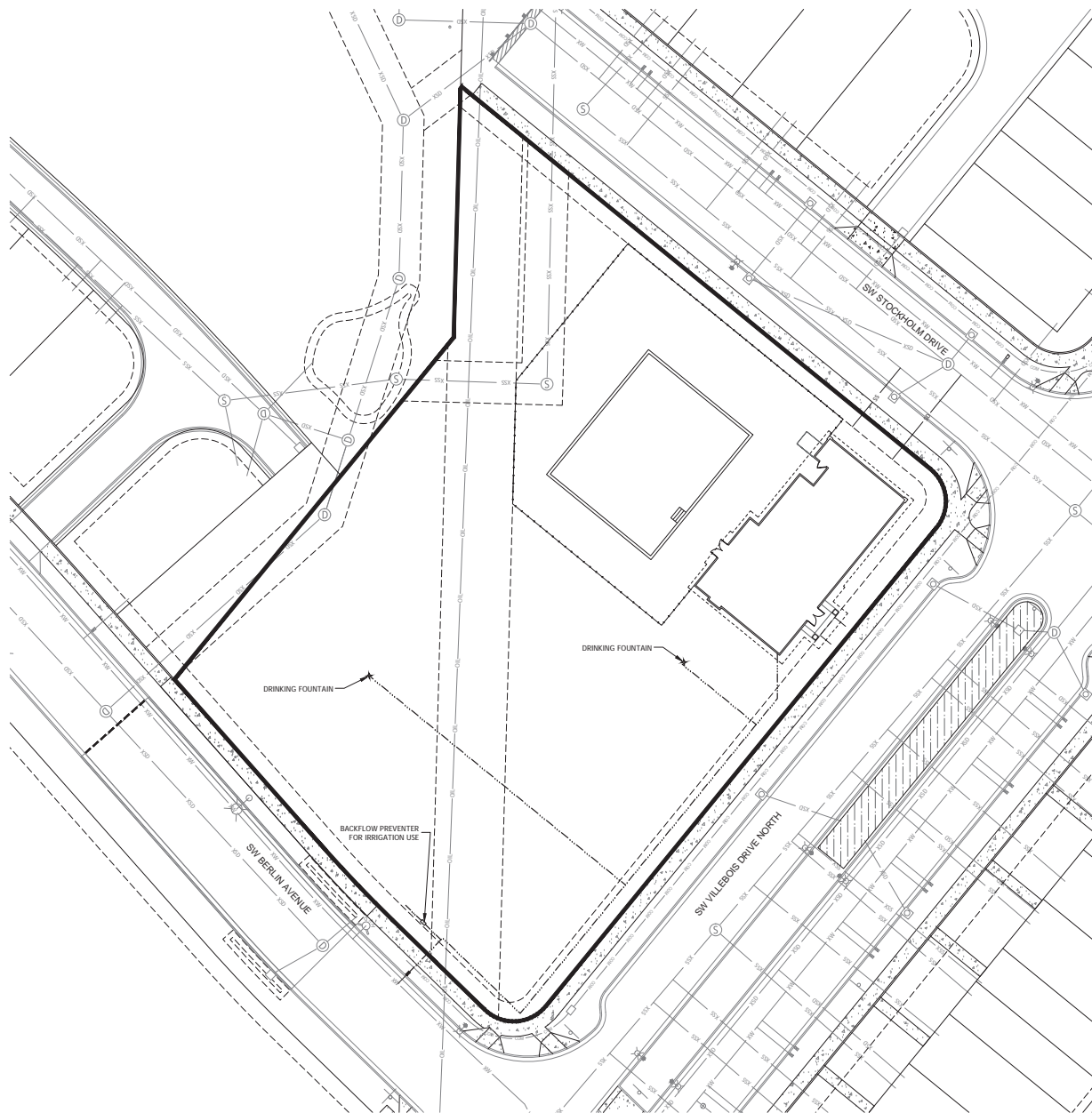
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DATE 3/31/15

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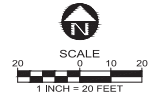


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**LEGEND:**

—SS—	PROPOSED SANITARY SEWER
—XS—	EX SANITARY SEWER
—SD—	PROPOSED STORM DRAIN
—XS—	EX STORM DRAIN
—W—	PROPOSED WATER LINE
—PW—	PROPOSED PRIVATE WATER LINE
—W—	EX WATER LINE
—OL—	EX OIL TRANSMISSION LINE
—COM—	EX CABLE TV LINE
⊙	EXISTING LIGHT POLE
■	PROPOSED WATER METER
⊠	PROPOSED BACKFLOW PREVENTER



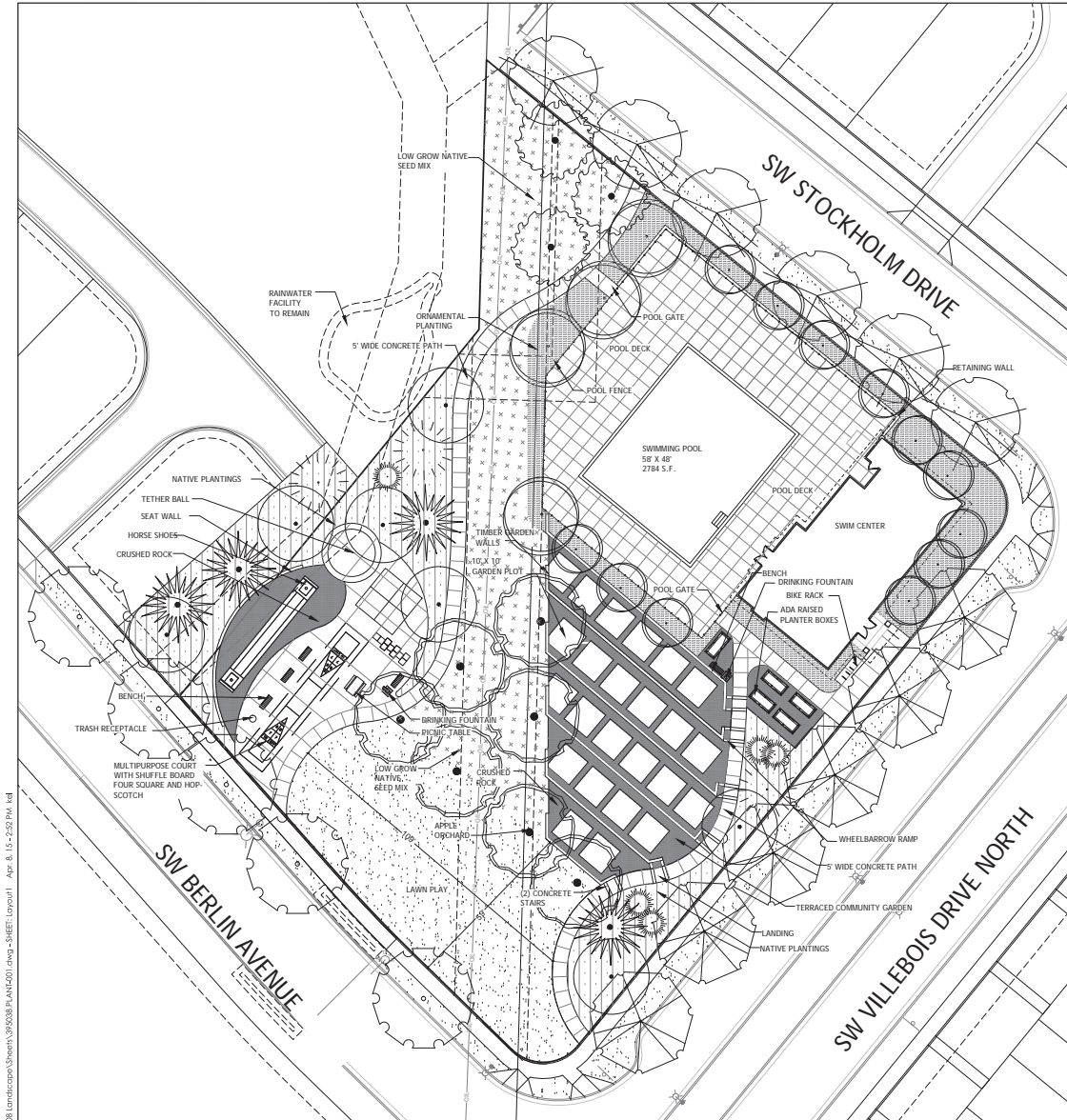
PDP/FDP  
**VILLEBOIS**  
 Swim Center in  
 Neighborhood Park 5  
 (NP-5)

Preliminary  
 Development Plan  
 &  
 Final Development  
 Plan

Composite  
 Utility Plan

DATE 3/31/15

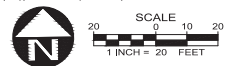
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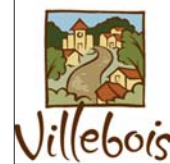
**LEGEND:**

-  FAGUS SYLVATICA / EUROPEAN BEECH 2" CAL. 30' O.C.
-  ULMUS JAPONICA X WILSONIANA 'MORTON' ACCOLADE ELM 2 1/2" CAL. 35' O.C.
-  TRAXINUS PENNSYLVANICA 'CIMMAM' CIMMAMON ASH 2" CAL. 30' O.C.
-  APPLE TREES - 2" CAL. / SPACING 25' O.C.
-  SHADE TREES - 2" CAL. / SPACING VARIES
-  RED SUNSET MAPLE / ACER RUBRUM 'FRANKSRED' EMERALD VASE LACEBARK ELM / ULMUS PARVIFOLIA 'EMERALD VASE' ENGLISH OAK / QUERCUS ROBUR
-  WHITE OAK / QUERCUS ALBA
-  RED OAK / QUERCUS RUBRA
-  AMERICAN HOPHORNBEAM / OSTRYA VIRGINIANA
-  BLOODGOOD LONDON PLANT TREE - PLATANUS ACERIFOLIA 'BLOODGOOD'
-  SMALL ORNAMENTAL TREES - 2" CAL. SPACING VARIES
-  CHINESE REDBUD / CERCIS CHINENSIS: 2" CAL. B&B
-  CAPITAL SELECT FLOWERING PEAR / PYRUS CALLERYANA 'CAPITAL': 2" CAL. B&B
-  BLEU DE FRANCE PLUM / PRUNUS X BURENANA: 2" CAL. B&B
-  CHINESE KOUSSA DOGWOOD / CORNUS KOUSA 'CHINENSIS': 2" CAL., B&B
-  JAPANESE MAPLE / ACER PALMATUM: 8" HT.
-  YOSHINO FLOWERING CHERRY / PRUNUS X YEDOENSIS: 2" CAL., B&B
-  EVERGREEN TREES - 8" HGT.
-  DOUGLAS FIR / PSEUDOTSUGA MENZIESII: 8" HT., B&B
-  WESTERN WHITE PINE / PINUS MONTICOLA: 8" HT., B&B
-  LELAND CYPRESS / CUPRESSOCYPERUS LEYLANDII: 8"-10" HT., B&B
-  PYRAMIDAL ATLAS CEDAR / CEDRUS ATLANTICA 'FASTIGIATA'
-  INCENSE CEDAR / CALOCEDRUS DECURRENS
-  COLUMNAR EASTERN WHITE PINE / PINUS STROBUS 'FASTIGIATA'
-  NATIVE TREES IN NATIVE PLANTING AREAS - 3" HT. / SPACING VARIES
-  BIGLEAF MAPLE / ACER MACROPHYLLUM: 3" HT.
-  BLACK HAWTHORNE / CRATAEGUS DOUGLASSII: 3" HT.
-  PACIFIC DOGWOOD / CORNUS NUTTALLII: 3" HT.
-  OREGON ASH / FRAXINUS LATIFOLIA: 3" HT.
-  ORNAMENTAL GRASSES AND GROUNDCOVERS - 1-2 GAL.
-  DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMLEN'
-  BLUE OAT GRASS / HELICTOTRICHON SEMPERVIRENS
-  PURPLE FOUNTAIN GRASS / PENNISETUM SETACEUM 'RUBRUM'
-  "MASSACHUSETTS KINNIKINICK" / ARCTOSTAPHYLOS UVA-URSI 'MASS.'
-  BEARBERRY / COTONASTER / COTONEASTER DAMMERI
-  SCARLET MEADOW ROSE / ROSA MEIDLAND 'WEIKROTAL'
-  SMALL ORNAMENTAL SHRUBS - 3 GAL.
-  DAVID VIBURNUM / VIBURNUM DAVIDII
-  ISANTI REDOSER DOGWOOD / CORNUS SERICEA 'ISANTI'
-  ANTHONY WATERER SPIREA / SPIREA BUMALDA 'ANTHONY WATERER'
-  COMPACT JAPANESE HOLLY / ILEX CRENATA 'COMPACTA'
-  'CRIMSON PYGMY' BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY'
-  AZALEA / VARIES
-  MEDIUM TO LARGE ORNAMENTAL SHRUBS - 3 GAL.
-  SHOWA-NO-SAKAI CAMELLIA / CAMELLIA SASANQUA 'SHOWA-NO-SAKAI'
-  FOREST FLAME PIERS / PIERS JAPONICA 'FOREST FLAME'
-  RHODODENDRON 'JEAN MARIE DE MONTEGUE'
-  'NIKKO BLUE' HYDRANGEA / HYDRANGEA MACROPHYLLA 'NIKKO BLUE'
-  RENAISSANCE SPIREA / SPIREA VANHOUTTEI 'RENAISSANCE'
-  DOUBLEFILE VIBURNUM / VIBURNUM P. TOMENTOSUM: 24"-30" HT.
-  THUNBERG SPIREA / SPIREA THUNBERGII
-  NATIVE PLANT MIX WITH LOW GROW NATIVE GRASSES - 2 GAL.
-  RED FLOWERING CURRENT / RIBES SANGUINEUM
-  OREGON GRAPE / MAHONIA NERVOSA
-  PACIFIC NINEBARK / PHYSOCARPUS CAPITATUS
-  SNOWBERRY / SYMPHOROCARPUS ALBA
-  RED TWIG DOGWOOD / CORNUS SERICEA
-  SHINY LEAF SPIRAEA / SPIRAEA BETULIFOLIA
-  SALAL / GAULTHERIA SHALLOM
-  LAWN
-  FINE LAWN, SEED
-  LOW GROW MEADOW MIX ROUGH SEED
-  CALIFORNIA BROME / BROMUS CARINATUS
-  BLUE WILD-RICE / ELYMUS GLAUCUS
-  NATIVE RED FESCUE / FESTUCA RUBRA V. RUBRA
-  LARGE LEAF LUPINE / LUPINUS POLYPHYLLUS

**1 NEIGHBORHOOD PARK 5 (FIR PARK) PLANTING PLAN**



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PDP/FDP  
VILLEBOIS

Preliminary  
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&  
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PLAN

DATE 3/31/15

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**PICNIC TABLE**

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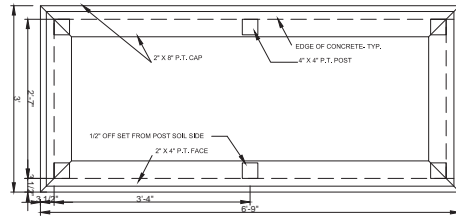
TRASH RECEPTACLE  
MANUFACTURER: LANDSCAPE FORMS  
MODEL: THE PLAINWELL LITTER RECEPTACLE  
FINISH: PINE WOOD, METAL: BLACK POWDERCOATED  
SIZE: 30" DIAMETER, 38" HEIGHT, 35 GALLON CAPACITY



**TRASH RECEPTACLE**

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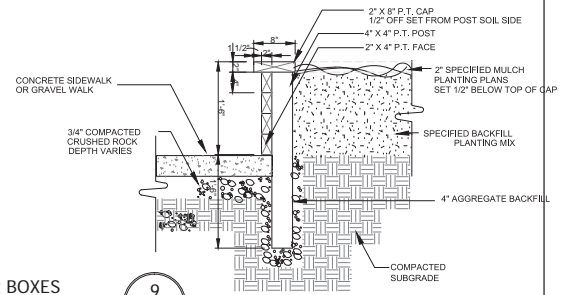
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**ADA RAISED PLANTER BOXES**

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**BIKE RACK**

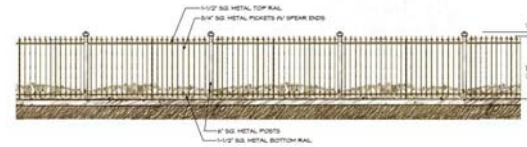
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**DRINKING FOUNTAIN**

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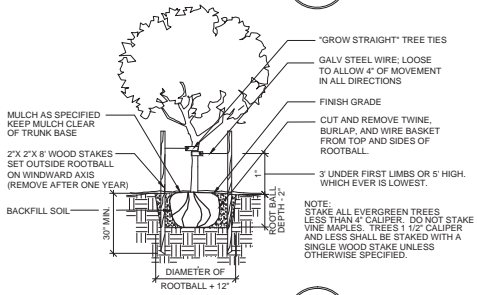
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**POOL FENCE**

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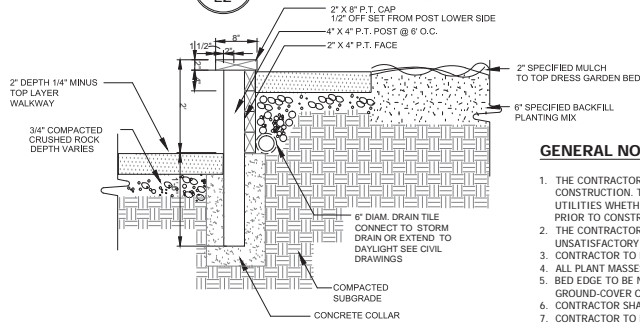
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**TREE STAKING DETAIL**

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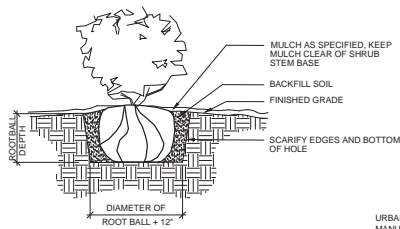
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**COMMUNITY GARDEN WALLS**

SCALE: N.T.S.

7  
L2



**SHRUB PLANTING DETAIL**

SCALE: N.T.S.

4  
L2

URBAN / GREENWAY BENCH  
MANUFACTURER: LANDSCAPE FORMS  
MODEL: THE PLAINWELL SERIES  
FINISH: PINE WOOD, METAL: BLACK POWDERCOATED  
SIZE: 72" LENGTH

**BENCH**

SCALE: N.T.S.

8  
L2



**GENERAL NOTES: LANDSCAPE PLAN**

1. THE CONTRACTOR SHALL VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO ODR.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN A BARK MULCH BED, UNLESS NOTED OTHERWISE.
5. BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING, WHERE GROUND-COVER OCCURS; PLANT TO LIMITS OF AREA AS SHOWN.
6. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
7. CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEOUS MATERIAL OR DEBRIS.
8. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT TAG AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GRAPHIC SYMBOL QUANTITY SHALL GOVERN.
9. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
10. WITH THE EXCEPTION OF THOSE TREES INDICATED ON THE TREE REMOVAL PLAN, CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ODR. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AS DIRECTED BY THE ODR.
11. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY ODR TO ADJUST TREE LOCATIONS.
12. LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN NOTIFICATION TO THE ODR. MAINTAIN TREES, SHRUBS, LAWNS AND OTHER PLANTS UNTIL FINAL ACCEPTANCE OR 90 DAYS AFTER NOTIFICATION AND ACCEPTANCE, WHICHEVER IS LONGER.
13. REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER PER THE RECOMMENDATIONS OF THE SOIL ANALYSIS FROM THE SITE.
14. BACK FILL MATERIAL FOR TREE AND SHRUB PLANTING SHALL CONTAIN: ONE PART FINE GRADE COMPOST TO ONE PART TOPSOIL BY VOLUME, BONE MEAL PER MANUFACTURER'S RECOMMENDATION, AND SLOW RELEASE FERTILIZER PER MANUFACTURER'S RECOMMENDATION.
15. GROUND COVERS AND PERENNIALS SHALL BE PLANTED WITH A MAXIMUM 2 INCH COVER OF BARK MULCH WITH NO FOLIAGE COVERED.
16. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
17. ALL PLANT MATERIALS SHALL BE NURSERY GROWN WITH HEALTHY ROOT SYSTEMS AND FULL BRANCHING, DISEASE AND INSECT FREE AND WITHOUT DEFECTS SUCH AS SUN SCALD, ABRASIONS, INJURIES AND DISFIGUREMENT.
18. ALL PLANT MATERIAL SHALL BE INSTALLED AT THE SIZE AND QUANTITY SPECIFIED. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SUB-STANDARD RESULTS CAUSED BY REDUCTION IN SIZE AND/OR QUANTITY OF PLANT MATERIALS.



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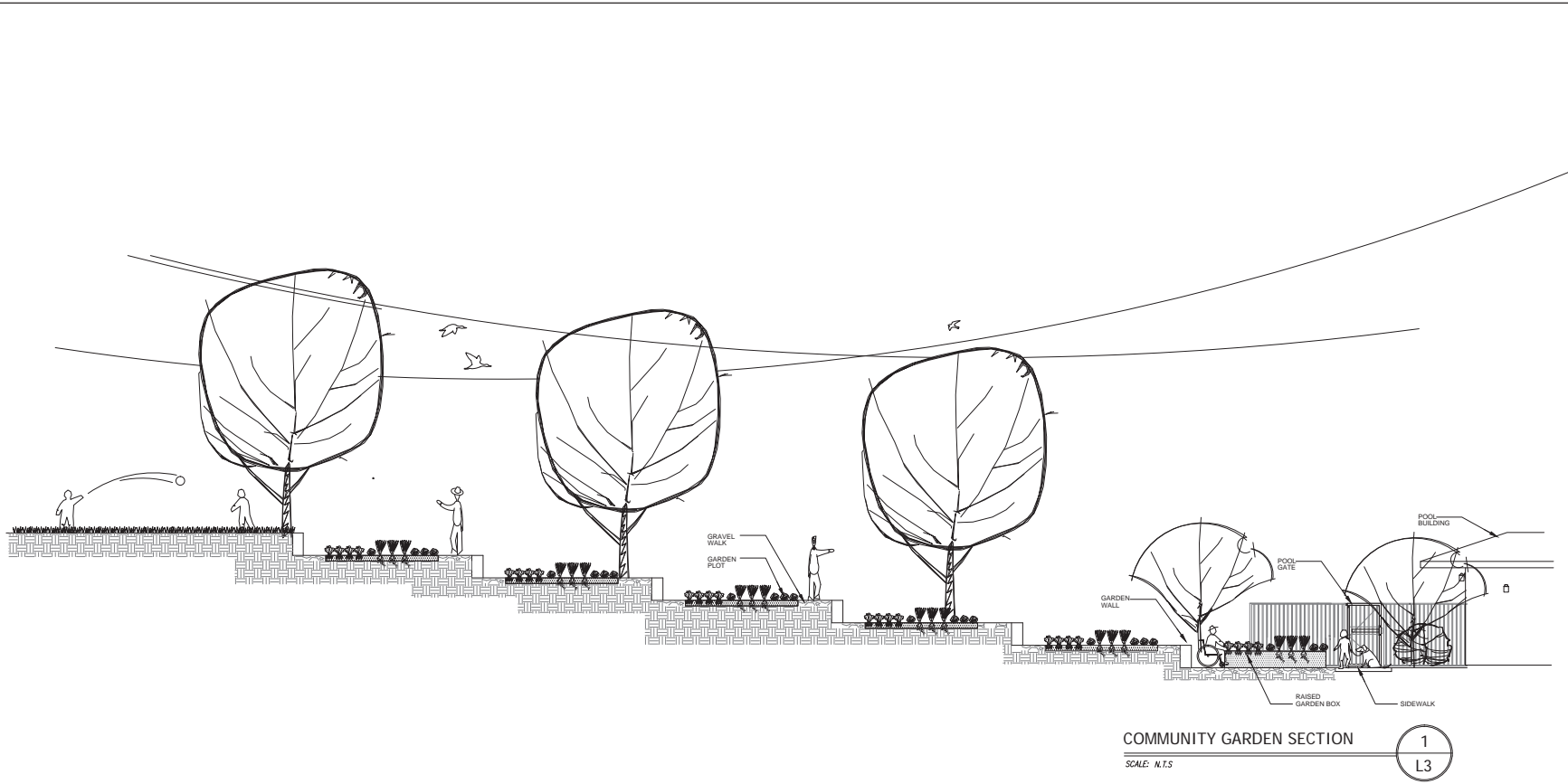
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DETAILS

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VILLEBOIS

Preliminary  
Development Plan  
&  
Final Development  
Plan

DETAILS

DATE 3/31/15

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SECTION III  
FINAL DEVELOPMENT PLAN  
MODIFICATION

**SUPPORTING COMPLIANCE REPORT  
FINAL DEVELOPMENT PLAN 3 - EAST MODIFICATION  
“SWIM CENTER IN NEIGHBORHOOD PARK 5 (NP-5)”**

**SECTION IIIA**

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# I. WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE

## SECTION 4.125. VILLAGE (V) ZONE

### (.02) Permitted Uses

Examples of principle uses that typically permitted:

- H. Non-commercial parks, plazas, playgrounds, recreational facilities, community buildings and grounds, tennis courts, and other similar recreational and community uses owned and operated either publicly or by an owners association.

**Response:** The swim center, recreation facility, community garden, and multi-purpose sports court proposed within NP-5 are permitted uses. This is a non-commercial park to be owned and operated by a homeowners association.

### (.07) General Regulations - Off-Street Parking, Loading & Bicycle Parking

**Response:** The proposed plan for NP-5 does not include any off-street parking. The area is not planned to provide amenities that require off-street parking. The proposed park includes pathways for pedestrians and bicycle travel.

### (.08) Open Space.

**Response:** The Parks *Master Plan* for Villebois states that there are 57.87 acres of parks and 101.46 acres of open space for a total of 159.33 acres within Villebois, approximately 33%. SAP East included parks and open space areas consistent with *Master Plan*. The proposed plan for NP-5 is consistent with the park areas shown in the *Villebois Village Master Plan*. The proposed FDP Modification does not affect the size of NP-5.

### (.09) Street and Access Improvement Standards.

**Response:** The Supporting Compliance Report for the PDP Modification/SAP Modification demonstrates that streets and access improvement standards are met (See Section IIA). This code section does not apply to the proposed park, except to assure that vision clearance standards are met in proposed planting schemes for these areas. Proposed landscaping is sited to meet vision clearance standards (see Exhibit IIIB).

### (.10) Sidewalk and Pathway Improvement Standards.

**Response:** This code section refers directly to code Section 4.176, which is addressed in subsequent sections of this report.

### (.11) Landscaping, Screening and Buffering

- A. Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:
  - 1. Streets in the Village zone shall be developed with street trees as described in the *Community Elements Book*.

**Response:** The applicable provisions of Section 4.176 are addressed in the subsequent sections of this report. The PDP Modification/SAP Modification provides

information regarding street trees for the proposed streets (See Section IIB). This FDP Modification application reflects the provision of street trees consistent with that shown in the PDP Modification/SAP Modification application.

**(.12) Master Signage and Wayfinding**

**Response:** No signage for NP-5 is called for in the *Master Signage & Wayfinding Plan*.

**(.14) Design Standards Applying to the Village Zone**

A. The following design standards implement the Design Principles found in (.13), above, and enumerate the architectural details and design requirements applicable to buildings and other features within the Village (V) zone. The Design Standards are based primarily on the features, types, and details of the residential traditions in the Northwest, but are not intended to mandate a particular style or fashion. All development within the Village zone shall incorporate the following:

2. Building and site design shall include:

b. Materials, colors and architectural details executed in a manner consistent with the methods included in an approved *Architectural Pattern Book*, *Community Elements Book* or approved *Village Center Design*.

**Response:** The materials proposed for the parks of the subject PDP Modification/SAP Modification are consistent with the approved *Community Elements Book* as shown in the FDP Modification section of this report. The proposed swim center and community building is designed consistent with the *Pattern Book*, as shown on the Elevations and Floor Plans in Section IIIC of the Notebook. The proposed FDP Modification does not alter the location of mailbox kiosks.

f. The protection of existing significant trees as identified in an approved *Community Elements Book*.

**Response:** There are no existing significant trees located on the subject site, as shown on the plans in Section IIB of the Notebook.

g. A landscape plan in compliance with Sections 4.125(.07) and (.11), above.

**Response:** A detailed landscape plan is provided with this FDP Modification application in accordance with the requirements of Section 4.125 (.07) and (.11), 4.176(.09), and 4.440(.01)B (see attached plans in Exhibit IIIB).

3. Lighting and site furnishings shall be in compliance with the approved *Community Elements Book*.

**Response:** Lighting and site furnishings as identified in the approved *Community Elements Book* for SAP - East are addressed in the FDP Modification Approval Criteria section of this report. The FDP Modification does not alter the location of mailbox kiosks.

**(.18) Village Zone Development Permit Process**

**L. Final Development Plan Approval Procedures (Equivalent to Site Design Review):**

1. Unless an extension has been granted by the Development Review Board as enabled by Section 4.023, within two (2) years after the approval of a PDP, an application for approval of a FDP shall:
  - a. Be filed with the City Planning Division for the entire FDP, or when submission of the PDP in phases has been authorized by the development Review Board, for a phase in the approved sequence.
  - b. Be made by the owner of all affected property or the owner's authorized agent.
  - c. Be filed on a form prescribed by the City Planning Division and filed with said division and accompanied by such fee as the City Council may prescribe by resolution.
  - d. Set forth the professional coordinator and professional design team for the project.

**Response:** This application has been made by the owner and applicant of the affected property and has been filed on the prescribed form and accompanied by the prescribed fee (copies of the application form and fee payment are included in Sections IB and IC, respectively, of this Notebook). The professional coordinator and professional design team for the project are listed in the Introductory Narrative (see Section IA of this Notebook).

**M. FDP Application Submittal Requirements:**

1. An application for approval of a FDP shall be subject to the provisions of Section 4.034.

**Response:** Section 4.034(.08), states that "Applications for development approvals within the Village zone shall be reviewed in accordance with the standards and procedures set forth in Section 4.125." The proposed FDP Modification is reviewed in accordance with the standards and procedures set forth in Section 4.125, as demonstrated by this report.

**N. FDP Approval Procedures**

1. An application for approval of a FDP shall be subject to the provisions of Section 4.421.

**Response:** The provisions of Section 4.421 are addressed in the following sections of this report.

## O. FDP Refinements to an Approved Preliminary Development Plan

**Response:** This FDP Modification is submitted for review and approval concurrent with the PDP Modification/SAP Modification. Thus, the FDP Modification is consistent with the PDP Modification/SAP Modification and does not propose any refinements or amendments to the PDP Modification.

## P. FDP Approval Criteria

1. An application for approval of a FDP shall be subject to the provisions of Section 4.421.

**Response:** The provisions of Section 4.421 are addressed in the following sections of this report.

2. An application for an FDP shall demonstrate that the proposal conforms to the applicable Architectural Pattern Book, Community Elements Book, Village Center Design and any other conditions of a previously approved PDP.

**Response:** The Village Center Design is not applicable as the FDP Modification is outside the Village Center. The FDP Modification is submitted for review and approval concurrent with the PDP Modification/SAP Modification; therefore, there are no conditions of a previously approved PDP that apply to this request.

This FDP Modification proposes a swimming center within PDP 3E. The swim center is designed in an American Modern style consistent with the *Architectural Pattern Book*, as shown on the Elevations and Floor Plan in Section IIIC of the Notebook and described below. The basic elements including massing, façade composition and roof forms; the doors, windows, entrances and outdoor spaces; porches; chimneys; materials; colors; light fixtures; downspouts and gutters; and accents must be measured against the specifications for the American Modern style.

### MASSING AND COMPOSITION

**Response:** The American Modern style is characterized by simple composition of one to two stories with embellishment limited to expressive functional/structural detailing or the addition of natural materials that are native to the region. The American Modern style includes smooth exterior wall surfaces with simple or no decorative detailing at doors and windows. Consistent with American Modern style, the proposed swim center is a single story structure characterized by simple composition utilizing natural materials that are native to the northwest region. The proposed swim center utilizes the basic elements of the American Modern style, including generous use of windows and smooth exterior wall surfaces.

### DOORS AND WINDOWS

**Response:** The doors on Modernistic houses are to be simple in design; flush wood with a stained or painted finish. The proposed swim center will feature an entry door set into a row of windows, consistent with the Modernistic style. American Modern houses have an abundance of windows, usually single hung but occasionally casements, and ganged together in 3, 4, or 5 window combinations. The proposed swim center utilizes the basic elements of the American Modern style,



including generous use of windows with simple trim. Consistent with the American Modern style, windows on public facades are divided-light appearance and window widths are no more than 1-1/2 times window height.

#### **ENTRANCES AND OUTDOOR SPACES**

**Response:** Arts & Crafts houses have entrance doors under porches, often Craftsman style full-front porches with a wide variety of column styles typically used. Arts & Crafts styles also feature porch / balcony combinations or simple covered stoops and courtyards which relate well to the street and pedestrians. Consistent with the American Modern style, the proposed swim center has a covered concrete porch at the front entrance, featuring square wood columns with wood bases and an exposed aggregate walking surface. The proposed swim center also has a covered porch along the pool side of the building.

#### **MATERIALS, COLORS, LIGHT FIXTURES, AND CHIMNEYS**

**Response:** Proposed swim center building materials include heavy grade architectural composition shingles, stone masonry, and fiber cement board and batten siding. The shingle siding will be a light sage green color and the board and batten siding will be a grey color with grey stone veneer. Trim will be a light grey-brown color and the doors will be a darker brown color. The swim center will have a stone chimney. All materials, colors and light fixtures are consistent with the basic elements of the American Modern style.

#### **BUILDING FACADES**

**Response:** Building facades should incorporate design features such as offsets, projections, reveals, and/or similar elements to preclude large expanses of uninterrupted building surfaces. The proposed swim center has gables, projections and a variety of materials to prevent large expanses.

Conformance of the proposed FDP Modification with the *Community Elements Book* for SAP - East is demonstrated as follows.

#### **LIGHTING MASTER PLAN**

**Response:** The lighting shown on the attached plans (see Exhibit IIIB) is consistent with the Lighting Master Plan Diagram shown on page 5 of the *Community Elements Book* for SAP East. No changes in street lighting are proposed.

#### **CURB EXTENSIONS**

**Response:** The PDP Modification/SAP Modification will be developed with curb extensions shown on the Curb Extension Concept Plan Diagram located on page 6 of the *Community Elements Book* for SAP - East. This has been demonstrated in the concurrent PDP Modification/SAP Modification application in Section II of this Notebook. The FDP Modification is consistent with the PDP Modification/SAP Modification.

## STREET TREE MASTER PLAN

**Response:** The location and species of street trees shown on the attached plans (see Exhibit IIIB) is consistent with the Street Tree Master Plan Diagram and List shown on pages 8-11 of the *Community Elements Book*. These tree species will be planted along the perimeter of the park in the FDP Modification where streets are located.

## SITE FURNISHINGS

**Response:** The furnishings shown the attached plans (see Exhibit IIIB) were selected to maintain the identity and continuity of Villebois. The site furnishings shown in the parks are consistent with those described in the Site Furnishings Concept shown on pages 12-14 of the *Community Elements Book*.

## PLAY STRUCTURES

**Response:** No play structures are located within NP-5.

## TREE PROTECTION

**Response:** The Tree Protection component shown on page 16 of the *Community Elements Book* for SAP - East describes the goal, policies, and implementation measures that were used to promote the protection of existing trees in the design of the PDP area. Tree preservation and removal does not apply as there are no existing trees located on the subject site.

## PLANT LIST

**Response:** The *Community Elements Book* for SAP - East contains a Plant List (pages 17-19) of non-native and native trees, shrubs, and herbs/grasses for species to be used within Villebois. The attached plans (see Exhibit IIIB) list the plants that will be planted in the proposed parks. The proposed plantings are consistent with the Plant List in the SAP - East *Community Elements Book*.

## GENERAL DEVELOPMENT REGULATIONS

### SECTION 4.154. ON-SITE PEDESTRIAN ACCESS AND CIRCULATION

#### (.01) On-site Pedestrian Access and Circulation

- A. The purpose of this section is to implement the pedestrian access and connectivity policies of the Transportation System Plan. It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.
- B. Standards. Development shall conform to all of the following standards:
  1. Continuous Pathway System. A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.

**Response:** As shown on the attached plans (see Section IIB), the pedestrian pathway system provides direct connections to sidewalks and on-street parking along SW Berlin Avenue, SW Villebois Drive North, and SW Stockholm Drive.

2. **Safe, Direct, and Convenient.** Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:

- a. Pedestrian pathways are designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.

**Response:** The proposed pedestrian pathway system will be free from hazards and include smooth and consistent pavement. All pathways will be constructed of a durable hard-surface material.

- b. The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel.

**Response:** As shown on the attached plans (see Section IIB), the proposed pedestrian pathway system provides direct connections from the streets to the park amenities. The park can be accessed from sidewalks along adjacent streets SW Berlin Avenue, SW Stockholm Drive and SW Villebois Drive North. Paved pathways are provided throughout the park with connections to adjacent street sidewalks to ensure ample access from the on-street parking area. The swim center entrance can be accessed from the SW Villebois Drive North sidewalk or the paved pathway within the park. The pedestrian connections provided are located where they will provide the most direct access to the various park amenities.

- c. The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.

**Response:** The proposed swim center features a direct connection to the on-street parking on SW Villebois Drive North and also connects to the paved pathway within the park. The pedestrian pathway system is consistent with ADA requirements.

- d. All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)(B.)(3.)(d.).

**Response:** No parking lots are proposed with this application. This section does not apply.

3. **Vehicle/Pathway Separation.** Except as required for crosswalks, per subsection 4, below, where a pathway abuts a driveway or street it shall be vertically or horizontally separated from the vehicular lane. For example, a pathway may be vertically raised six inches above the abutting travel lane, or horizontally separated by a row of bollards.

**Response:** All pathways which abut a street will be vertically separated from adjacent streets by six inch high curbs. No driveways are proposed.

4. **Crosswalks.** Where a pathway crosses a parking area or driveway, it shall be clearly marked with contrasting paint or paving materials

(e.g., pavers, lightcolor concrete inlay between asphalt, or similar contrast).

**Response:** No pathways cross any on-street parking spaces. No crosswalks, parking lots, or driveways are proposed.

5. **Pathway Width and Surface.** Primary pathways shall be constructed of concrete, asphalt, brick/masonry pavers, or other durable surface, and not less than five (5) feet wide. Secondary pathways and pedestrian trails may have an alternative surface except as otherwise required by the ADA.

**Response:** All pathways will be constructed of a durable surface and will measure at least 5' in width. All of the pedestrian pathway system will be constructed of a durable hard surface. Sidewalks will be constructed of concrete.

6. **All pathways shall be clearly marked with appropriate standard signs.**

**Response:** No signs are proposed with the pedestrian pathway system.

#### SECTION 4.156. SIGN REGULATIONS

**Response:** No signage for NP-5 is called for in the *Master Signage & Wayfinding Plan*.

#### SECTION 4.176. LANDSCAPING, SCREENING & BUFFERING

##### (.02) Landscaping and Screening Standards.

**Response:** As shown on the attached plans (see Exhibit IIIB), the park will be landscaped with a mixture of ground cover, shrubs, and trees. Streets and public right-of-way improvements, including street trees, are reviewed with the PDP Modification/SAP Modification (see Section II of this Notebook). This FDP Modification consistently reflects street trees shown in the PDP.

##### (.03) Landscape Area.

Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable.

**Response:** More than fifteen percent (15%) of the total lot area will be landscaped with vegetative plant materials in the proposed park, as shown in the attached plans (see Exhibit IIIB), in compliance with this landscaping standard.

**(.04) Buffering and Screening.**

Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

- A. All intensive or higher density developments shall be screened and buffered from less intense or lower density developments.
- B. Activity areas on commercial and industrial sites shall be buffered and screened from adjacent residential areas. Multi-family developments shall be screened and buffered from single-family areas.
- C. All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.
- D. All outdoor storage areas shall be screened from public view, unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on a development permit.
- E. In all cases other than for industrial uses in industrial zones, landscaping shall be designed to screen loading areas and docks, and truck parking.
- F. In any zone any fence over six (6) feet high measured from soil surface at the outside of fenceline shall require Development Review Board approval.

**Response:** None of the above-listed areas or uses exist within the proposed park. Therefore, no buffering or screening is required in relation to the FDP Modification.

**(.05) Sight-Obscuring Fence or Planting.**

The use for which a sight-obscuring fence or planting is required shall not begin operation until the fence or planting is erected or in place and approved by the City. A temporary occupancy permit may be issued upon a posting of a bond or other security equal to one hundred ten percent (110%) of the cost of such fence or planting and its installation. (See Sections 4.400 to 4.470 for additional requirements.)

**Response:** No sight-obscuring fence or planting is required in this FDP Modification area.

**(.06) Plant Materials.**

- A. **Shrubs and Ground Cover.** All required ground cover plants and shrubs must be of sufficient size and number to meet these standards within three (3) years of planting. Non-horticultural plastic sheeting or other impermeable surface shall not be placed under mulch. Surface mulch or bark dust are to be fully raked into soil of appropriate depth, sufficient to control erosion, and are confined to areas around plantings. Areas exhibiting only surface

mulch, compost or barkdust are not to be used as substitutes for plants areas.

1. **Shrubs.** All shrubs shall be well branched and typical of their type as described in current AAN Standards and shall be equal to or better than 2-gallon containers and 10" to 12" spread.

**Response:** As shown on the attached plans (see Exhibit IIIB) all shrubs will be equal to or better than 2-gallon size with a 10 to 12 inch spread. All shrubs will be well branched and typical of their type as described in current AAN standards.

2. **Ground cover.** Shall be equal to or better than the following depending on the type of plant materials used: Gallon containers spaced at 4 feet on center minimum, 4" pot spaced 2 feet on center minimum, 2-1/4" pots spaced at 18 inch on center minimum. No bare root planting shall be permitted. Ground cover shall be sufficient to cover at least 80% of the bare soil in required landscape areas within three (3) years of planting. Where wildflower seeds are designated for use as a ground cover, the City may require annual re-seeding as necessary.

**Response:** As shown on the attached plans (see Exhibit IIIB) all ground covers will be at least 4" pots and spaced appropriately. These plants will be installed as required.

3. **Turf or lawn in non-residential developments.** Shall not be used to cover more than ten percent (10%) of the landscaped area, unless specifically approved based on a finding that, due to site conditions and availability of water, a larger percentage of turf or lawn area is appropriate. Use of lawn fertilizer shall be discouraged. Irrigation drainage runoff from lawns shall be retained within lawn areas.

**Response:** The subject FDP Modification area is within a residential development; therefore this criterion does not apply.

4. **Plant materials under trees or large shrubs.** Appropriate plant materials shall be installed beneath the canopies of trees and large shrubs to avoid the appearance of bare ground in those locations.

**Response:** As shown on the attached plans (see Exhibit IIIB) appropriate plant materials will be installed beneath the canopies of trees and large shrubs. Areas that are not appropriate to plant beneath the canopies of existing trees will be mulched with bark.

- B. **Trees.** All trees shall be well-branched and typical of their type as described in current American Association of Nurserymen (AAN) Standards and shall be balled and burlapped. The trees shall be grouped as follows:

1. Primary trees which define, outline or enclose major spaces, such as Oak, Maple, Linden, and Seedless Ash, shall be a minimum of 2" caliper.
2. Secondary trees which define, outline or enclose interior areas, such as Columnar Red Maple, Flowering Pear, Flame Ash, and Honeylocust, shall be a minimum of 1-3/4" to 2" caliper.
3. Accent trees which, are used to add color, variation and accent to architectural features, such as Flowering Pear and Kousa Dogwood, shall be 1-3/4" minimum caliper.
4. Large conifer trees such as Douglas Fir or Deodar Cedar shall be installed at a minimum height of eight (8) feet.
5. Medium-sized conifers such as Shore Pine, Western Red Cedar or Mountain Hemlock shall be installed at a minimum height of five to six (5 to 6) feet.

**Response:** As shown on the attached plans (see Exhibit IIIB), proposed tree species have been selected from the Villebois Plant List in the *Community Elements Book*. All proposed trees meet the minimum 2" caliper code requirement or the minimum height requirement for conifers as appropriate. All proposed trees will be well-branched, typical of their type as described in current AAN, and balled and burlapped.

- C. Where a proposed development includes buildings larger than twenty-four (24) feet in height or greater than 50,000 square feet in footprint area, the Development Review Board may require larger or more mature plant materials:

**Response:** This standard does not apply to the subject FDP Modification as no buildings are proposed that are larger than twenty-four (24) feet in height or greater than 50,000 square feet in footprint area.

**D. Street Trees.**

**Response:** Review of streets and rights-of-way, including street trees, occurs with the PDP Modification/SAP Modification (see Section II of this Notebook). Street trees shown in the plans for this FDP Modification are consistent with those shown in the PDP Modification/SAP Modification application. Compliance with the Street Tree Master Plan is demonstrated in the PDP Modification/SAP Modification (Section II of Notebook).

**E. Types of Plant Species.**

1. Existing landscaping or native vegetation may be used to meet these standards, if protected and maintained during the construction phase of the development and if the plant species do not include any that have been listed by the City as prohibited. The existing native and non-native vegetation to be incorporated into the landscaping shall be identified.

**Response:** As shown on the attached plans (see Exhibit IIIB), there are no existing trees in the FDP Modification area. Existing landscaping or native vegetation will not be used to meet these standards.

2. **Selection of plant materials.** Landscape materials shall be selected and sited to produce hardy and drought-tolerant landscaping. Selection shall be based on soil characteristics, maintenance requirements, exposure to sun and wind, slope and contours of the site, and compatibility with other vegetation that will remain on the site. Suggested species lists for street trees, shrubs and groundcovers shall be provided by the City of Wilsonville.

**Response:** All proposed landscaping materials are selected from the Villebois Plant List in the *Community Elements Book*. Specific materials were selected to best meet the site characteristics of the subject property.

3. **Prohibited plant materials.** The City may establish a list of plants that are prohibited in landscaped areas. Plants may be prohibited because they are potentially damaging to sidewalks, roads, underground utilities, drainage improvements, or foundations, or because they are known to be invasive to native vegetation.

**Response:** No plant materials listed as “Prohibited Plant Species” on the Villebois Plant List are included in the proposed landscaping.

**F. Tree Credit.**

**Response:** Tree credits are not applicable to this FDP Modification application.

- G. **Exceeding Standards.** Landscape materials that exceed the minimum standards of this Section are encouraged, provided that height and vision clearance requirements are met.

- H. **Compliance with Standards.** The burden of proof is on the applicant to show that proposed landscaping materials will comply with the purposes and standards of this Section.

**Response:** The attached plans (see Exhibit IIIB) and this report demonstrate that the proposed landscaping complies with the standards of the Wilsonville Development Code and the *Community Elements Book*.

**(.07) Installation and Maintenance.**

- A. **Installation.** Plant materials shall be installed to current industry standards and shall be properly staked to assure survival. Support devices (guy wires, etc.) shall not be allowed to interfere with normal pedestrian or vehicular movement.
- B. **Maintenance.** Maintenance of landscaped areas is the on-going responsibility of the property owner. Any landscaping installed to meet the requirements of this Code, or any condition of approval established by a City decision-making body acting on an



application, shall be continuously maintained in a healthy, vital and acceptable manner. Plants that die are to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. Failure to maintain landscaping as required in this Section shall constitute a violation of this Code for which appropriate legal remedies, including the revocation of any applicable land development permits, may result.

- C. Irrigation. The intent of this standard is to assure that plants will survive the critical establishment period when they are most vulnerable due to a lack of watering and also to assure that water is not wasted through unnecessary or inefficient irrigation. Approved irrigation system plans shall specify one of the following:
1. A permanent, built-in, irrigation system with an automatic controller. Either a spray or drip irrigation system, or a combination of the two, may be specified.
  2. A permanent or temporary system designed by a landscape architect licensed to practice in the State of Oregon, sufficient to assure that the plants will become established and drought-tolerant.
  3. Other irrigation system specified by a licensed professional in the field of landscape architecture or irrigation system design.
  4. A temporary permit issued for a period of one year, after which an inspection shall be conducted to assure that the plants have become established. Any plants that have died, or that appear to the Planning Director to not be thriving, shall be appropriately replaced within one growing season. An inspection fee and a maintenance bond or other security sufficient to cover all costs of replacing the plant materials shall be provided, to the satisfaction of the Community Development Director. Additionally, the applicant shall provide the City with a written license or easement to enter the property and cause any failing plant materials to be replaced.

**Response:** Plants will be installed and maintained properly. A permanent-built-in irrigation system with an automatic controller will be installed underground to irrigate the proposed landscaping. Additional details about the irrigation system will be provided with construction plans.

- D. Protection. All required landscape areas, including all trees and shrubs, shall be protected from potential damage by conflicting uses or activities including vehicle parking and the storage of materials.

**Response:** The attached planting plans demonstrate that all landscape areas will be protected from potential damage by vehicle travel along streets and alleys.

**(.08) Landscaping on Corner Lots.**

All landscaping on corner lots shall meet the vision clearance standards of Section 4.177. If high screening would ordinarily be required by this Code, low screening shall be substituted within vision clearance areas. Taller screening may be required outside of the vision clearance area to mitigate for the reduced height within it.

**Response:** All landscaping at corners will meet the vision clearance standards of Section 4.177.

**(.09) Landscape Plans.**

Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated. Landscape plans shall divide all landscape areas into the following categories based on projected water consumption for irrigation:

- A. High water usage areas (+/- two (2) inches per week): small convoluted lawns, lawns under existing trees, annual and perennial flower beds, and temperamental shrubs;
  - B. Moderate water usage areas (+/- one (1) inch per week): large lawn areas, average water-using shrubs, and trees;
  - C. Low water usage areas (Less than one (1) inch per week, or gallons per hour): seeded field grass, swales, native plantings, drought-tolerant shrubs, and ornamental grasses or drip irrigated areas.
  - D. Interim or unique water usage areas: areas with temporary seeding, aquatic plants, erosion control areas, areas with temporary irrigation systems, and areas with special water-saving features or water harvesting irrigation capabilities.
- These categories shall be noted in general on the plan and on the plant material list.

**Response:** The attached plans (see Exhibit IIIB) include the required information listed in Section 4.176(.09).

**(.10) Completion of Landscaping.**

The installation of plant materials may be deferred for a period of time specified by the Board or Planning Director acting on an application, in order to avoid hot summer or cold winter periods, or in response to water shortages. In these cases, a temporary permit shall be issued, following the same procedures specified in subsection (.07)(C)(3), above, regarding temporary irrigation systems. No final Certificate of Occupancy shall be granted until an adequate bond or other security is posted for the completion of the landscaping, and the City is given written authorization to enter the property and install the required landscaping, in the event

that the required landscaping has not been installed. The form of such written authorization shall be submitted to the City Attorney for review.

**Response:** The applicant does not anticipate deferring the installation of plant materials. Should it be necessary to defer installation of plant materials, the applicant will apply for a temporary permit.

**(.11) Street Trees Not Typically Part of Site Landscaping.**

Street trees are not subject to the requirements of this Section and are not counted toward the required standards of this Section. Except, however, that the Development Review Board may, by granting a waiver or variance, allow for special landscaping within the right-of-way to compensate for a lack of appropriate on-site locations for landscaping. See subsection (.06), above, regarding street trees.

**Response:** Street trees are not counted toward the required standards of this Section.

**(.12) Mitigation and Restoration Plantings.**

**Response:** No tree removal is proposed with the FDP Modification.

**SECTION 4.177. STREET IMPROVEMENT STANDARDS**

**(.01) Except as specifically approved by the Development Review Board, all street and access improvements shall conform to the Street System Master Plan, together with the following standards:**

**H. Access drives and lanes.**

**Response:** The proposed park is accessible from the adjacent street rights-of way and/or pathways as shown on the attached plans. All streets and alleys accommodate 2-way traffic.

**I. Corner or clear vision area.**

- 1. A clear vision area shall be maintained on each corner of property at the intersection of any two streets, a street and a railroad or a street and a driveway. No structures, plantings, or other obstructions that would impede visibility between the height of 3- inches and 10 feet shall be allowed within said area. Measurements shall be made from the top of the curb, or, when there is no curb, from the established street center line grade. However, the following items shall be exempt:**
  - a. Light and utility poles with a diameter less than 12 inches.**
  - b. An existing tree, trimmed to the trunk, 10 feet above the curb.**
  - c. Official warning or street sign.**

- d. Natural contours where the natural elevations are such that there can be no cross-visibility at the intersection and necessary excavation would result in an unreasonable hardship on the property owner or deteriorate the quality of the site.

**Response:** Landscaping at the corners of the parks will be less than 30 inches in height to assure that visibility is not blocked.

#### SITE DESIGN REVIEW

##### SECTION 4.400. PURPOSE.

- (.01) Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefore.

**Response:** Elevations and a Floor Plan of the proposed swim center are included in Section IIIC. No signage for NP-5 is called for in the *Master Signage & Wayfinding Plan*.

The proposed landscaping within the park is designed in compliance with the standards for the rest of Villebois, so the entire development will have a cohesive, harmonious appearance, creating a desirable place of residence and adding to the overall quality of life in the City.

- (.02) The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:

- A. Assure that Site Development Plans are designed in a manner that insures proper functioning of the site and maintains a high quality visual environment.

**Response:** The park in the FDP Modification area has been designed to assure proper functioning of the site and to maintain an aesthetically pleasing environment. The proposed landscaping and park design will add to the quality of the environment as well as the functioning of the site.

- B. Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development;

**Response:** The FDP Modification includes landscaping as shown on the attached plans (Exhibit IIIB), which will enhance the visual environment of the site.

Pedestrian connections to sidewalks, trails, and adjacent residences will be provided to enhance the site's connectivity to surrounding uses.

- C. **Discourage monotonous, drab, unsightly, dreary and inharmonious developments;**

**Response:** The FDP Modification area will include landscaping as shown on the attached plans (see Exhibit IIIB). Landscaping will consist of an appropriate mixture of ground cover, shrubs, and trees selected from the Villebois Plant List to create a harmonious appearance throughout the larger Villebois development. The proposed landscaping will contribute to an interesting and aesthetically appealing development.

- D. **Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention is given to exterior appearances of structures, signs and other improvements;**

**Response:** The park incorporates landscaping that makes sense for a Pacific Northwest community, while matching the City's natural beauty and visual character.

- E. **Protect and enhance the City's appeal and thus support and stimulate business and industry and promote the desirability of investment and occupancy in business, commercial and industrial purposes;**

**Response:** The park, along with pedestrian connections to adjacent residences and streets, will help to maintain the appeal of Villebois as a unique and attractive community in which to live, work, and recreate. Residents of Villebois will stimulate the local economy by opening new businesses and thus creating jobs and by spending money in existing businesses.

- F. **Stabilize and improve property values and prevent blighted areas and, thus, increase tax revenues;**

**Response:** The proposed park will create neighborhood amenities that will help to maintain property values in this new community. A Home Owners Association will ensure that these areas are properly maintained over time.

- G. **Insure that adequate public facilities are available to serve development as it occurs and that proper attention is given to site planning and development so as to not adversely impact the orderly, efficient and economic provision of public facilities and services.**

**Response:** The process used to plan for Villebois incorporates a tiered system that originates at the *Villebois Village Master Plan*. The *Master Plan* shows how facilities, including parks and open space, are distributed and available to residents throughout Villebois.

Figure 5 - Parks & Open Space Plan of the Master Plan shows that approximately 33% of Villebois will be in parks and open space. Phase 3 East will be consistent with SAP - East, as demonstrated in the PDP (see Section II of this Notebook). This FDP Modification is consistent with the PDP Modification/SAP Modification, SAP - East, and the *Villebois Village Master Plan*, and therefore, complies with this criterion.

- H. **Achieve the beneficial influence of pleasant environments for living and working on behavioral patterns and, thus, decrease the cost of governmental services and reduce opportunities for crime through careful consideration of physical design and site layout under defensible space guidelines that clearly define all areas as either public, semi-private, or private, provide clear identity of structures and opportunities for easy surveillance of the site that maximize resident control of behavior -- particularly crime;**

**Response:** The *Villebois Village Master Plan* shows that the community will include a variety of housing options (living) and the Village Center will contain places for employment (working). This FDP Modification shows a living environment in Phase 3 East that is enhanced by proximity to park and open space areas. Residents who will surround the parks and open spaces will provide on-going surveillance and control.

- I. **Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvements;**

**Response:** The design of the Villebois Village has been created to develop a community that is truly unique. The City and Villebois Master Planner, as well as the Applicant, are working in partnership with nearby residents, property owners, and local and regional governments to create a complete, livable, pedestrian-oriented community that will be an asset to the City of Wilsonville and Portland region. This partnership has generated citizen participation in the project and the unique design shall foster civic pride and community spirit amongst the residents of Villebois.

- J. **Sustain the comfort, health, tranquility and contentment of residents and attract new residents by reason of the City's favorable environment and, thus, to promote and protect the peace, health and welfare of the City.**

**Response:** The design of the Villebois Village revolves around three guiding principles: connectivity, diversity, and sustainability. These principles are intended to sustain the comfort, health, tranquility, and contentment of Villebois residents, while also promoting and protecting the peace, health and welfare of the City. *Connectivity* refers to creating connections between Villebois neighborhoods and between Villebois and other parts of the City and region for multiple modes of transportation. *Diversity* includes multiple choices of housing styles, housing affordability, recreation, employment, goods and services, and infrastructure for transportation. *Sustainability* involves the protection of natural resources and open space, energy conservation, and storm and rainwater management.

SECTION 4.421. CRITERIA AND APPLICATION OF DESIGN STANDARDS.

(.01) The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards. (Even in the Boones Ferry Overlay Zone, a range of architectural styles will be encouraged.)

- A. **Preservation of Landscape.** The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soils removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

**Response:** As shown in the attached plans (see Exhibit IIIB), proposed plant materials are drawn from the Villebois Plant List, which includes native species, to ensure consistency of general appearance within the Villebois community.

- B. **Relation of Proposed Buildings to Environment.** Proposed structures shall be located and designed to assure harmony with the natural environment, including protection of steep slopes, vegetation and other naturally sensitive areas for wildlife habitat and shall provide proper buffering from less intensive uses in accordance with Sections 4.171 and 4.139 and 4.139.5. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, street access or relationships to natural features such as vegetation or topography.

**Response:** Chapter 3 of the *Villebois Village Master Plan* takes into account scenic views, topography, existing vegetation, and other natural features in the design and location of parks and open spaces in the Villebois development. The proposed swim center is located and designed to assure harmony with the natural environment. The FDP Modification area does not include any steep slopes, existing trees or sensitive wildlife habitat areas. The FDP Modification includes all elements specified for the subject parks within the *Master Plan*, as described and refined in the PDP Modification/SAP Modification Supporting Compliance Report (see Section IIA of this Notebook). The FDP also includes the minor pathway elements shown on the *Master Plan*.

- C. **Drives, Parking and Circulation.** With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.

**Response:** No driveways or parking areas are proposed or required with this FDP Modification. The park included in the FDP Modification is accessible from adjacent streets and pathways, as shown on the FDP Modification plans (see Reduced Drawings in Section IIIB).

- D. **Surface Water Drainage.** Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties of the public storm drainage system.

**Response:** Surface water drainage is addressed in the PDP Modification/SAP Modification application (see Section II of Notebook). The FDP Modification is consistent with grading and drainage shown in the PDP Modification/SAP Modification. This system has been carefully designed so as not to adversely affect neighboring properties.

- E. **Utility Service.** Any utility installations above ground shall be located so as to have an harmonious relation to neighboring properties and site. The proposed method of sanitary and storm sewage disposal from all buildings shall be indicated.

**Response:** The PDP Modification/SAP Modification application addresses utility installation (see Section II of Notebook). The FDP Modification is consistent with the PDP Modification/SAP Modification.

- F. **Advertising Features.** In addition to the requirements of the City's sign regulations, the following criteria should be included: the size, location, design, color, texture, lighting and materials of all exterior signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.

**Response:** No advertising features are proposed in this FDP Modification.

- G. **Special Features.** Exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall be required to prevent their being incongruous with the existing or contemplated environment and its surrounding properties. Standards for screening and buffering are contained in Section 4.176.

**Response:** This FDP Modification does not propose any exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures or other accessory areas and structures. Compliance with Section 4.176 is addressed earlier in this report.

- (.02) The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.



**Response:** No accessory buildings or structures are proposed.

(.03) The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.

**Response:** Compliance with the purpose of Section 4.400 has been addressed earlier in this report.

#### SECTION 4.440. PROCEDURE.

##### (.01) Submission of Documents.

A prospective applicant for a building or other permit who is subject to site design review shall submit to the Planning Department, in addition to the requirements of Section 4.035, the following:

- A. A site plan, drawn to scale, showing the proposed layout of all structures and other improvements including, where appropriate, driveways, pedestrian walks, landscaped areas, fences, walls, off-street parking and loading areas, and railroad tracks. The site plan shall indicate the location of entrances and exits and direction of traffic flow into and out of off-street parking and loading areas, the location of each parking space and each loading berth and areas of turning and maneuvering vehicles. The site plan shall indicate how utility service and drainage are to be provided.
- B. A Landscape Plan, drawn to scale, showing the location and design of landscaped areas, the variety and sizes of trees and plant materials to be planted on the site, the location and design of landscaped areas, the varieties, by scientific and common name, and sizes of trees and plant materials to be retained or planted on the site, other pertinent landscape features, and irrigation systems required to maintain trees and plant materials. An inventory, drawn at the same scale as the Site Plan, of existing trees of 4" caliper or more is required. However, when large areas of trees are proposed to be retained undisturbed, only a survey identifying the location and size of all perimeter trees in the mass is necessary.
- C. Architectural drawings or sketches, drawn to scale, including floor plans, in sufficient detail to permit computation of yard requirements and showing all elevations of the proposed structures and other improvements as they will appear on completion of construction. Floor plans shall also be provided in sufficient detail to permit computation of yard requirements based on the relationship of indoor versus outdoor living area, and to evaluate the floor plan's effect on the exterior design of the building through the placement and configuration of windows and doors.
- D. A Color Board displaying specifications as to type, color, and texture of exterior surfaces of proposed structures. Also, a phased development schedule if the development is constructed in stages.

- E. A sign plan, drawn to scale, showing the location, size, design, material, color and methods of illumination of all exterior signs.
- F. The required application fee.

**Response:** Section IIIB of this notebook includes FDP Modification plans that meet the requirements of Section 4.440 (.01). A copy of the application fee submitted is included in Exhibit IC of this notebook. Elevations and a Floor Plan of the proposed swim center are included in Section IIIC. The attached Elevations include call outs to identify proposed colors and materials. The FDP Modification does not alter the location of any mailbox kiosks.

No signage for NP-5 is called for in the *Master Signage & Wayfinding Plan*.

#### SECTION 4.450. INSTALLATION OF LANDSCAPING.

(.01) All landscaping required by this section and approved by the Board shall be installed prior to issuance of occupancy permits, unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City shall be returned to the applicant.

**Response:** The applicant understands that they must provide a security to guarantee installation of the proposed landscaping.

(.02) Action by the City approving a proposed landscape plan shall be binding upon the applicant. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, as specified in this Code.

**Response:** The applicant understands that changes to the landscape plan included in this application cannot be made without official action of the Planning Director or the Development Review Board.

(.03) All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered with Board approval.

**Response:** The applicant understands that they are responsible for the ongoing maintenance of the proposed landscaping.

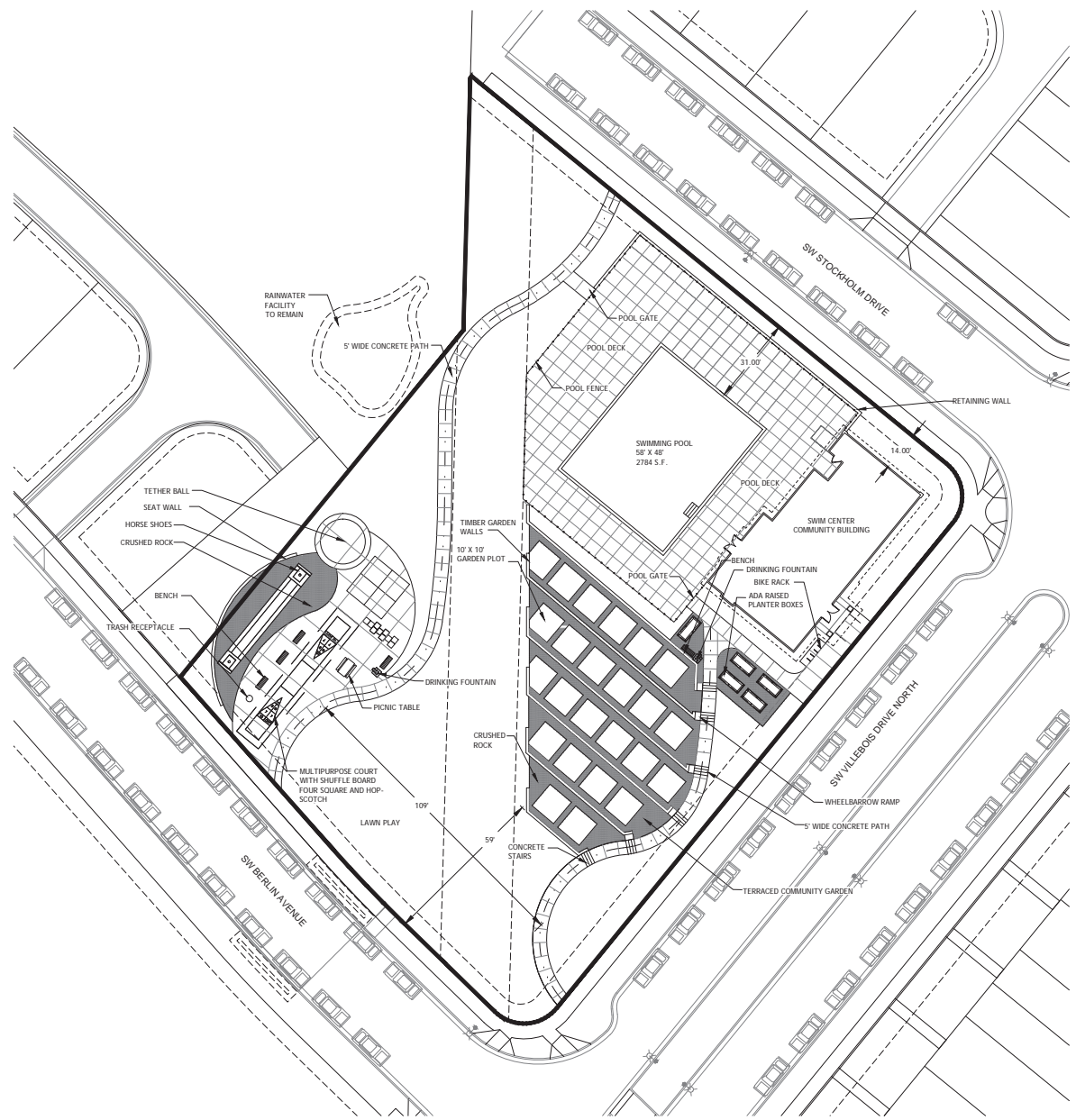
(.04) If a property owner wishes to add landscaping for an existing development, in an effort to beautify the property, the Landscape Standards set forth in Section 4.176 shall not apply and no Plan approval or permit shall be required. If the owner wishes to modify or remove landscaping that has been accepted or approved through the City's development review process, that removal or modification must first be approved through the procedures of Section 4.010.

**Response:** This FDP Modification does not include any existing development; therefore this criterion does not apply.

## II. CONCLUSION

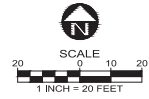
This Supporting Compliance Report demonstrates compliance with the applicable requirements of the City of Wilsonville Planning & Land Development Ordinance for the requested Final Development Plan Modification. Therefore, the applicant requests approval of this application.

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NP-5 = NEIGHBORHOOD PARK 5 (FIR PARK)

\*SEE LANDSCAPE PLANS & DETAILS L1.0-L2.0 FOR MORE INFORMATION.



POLYGON NW COMPANY



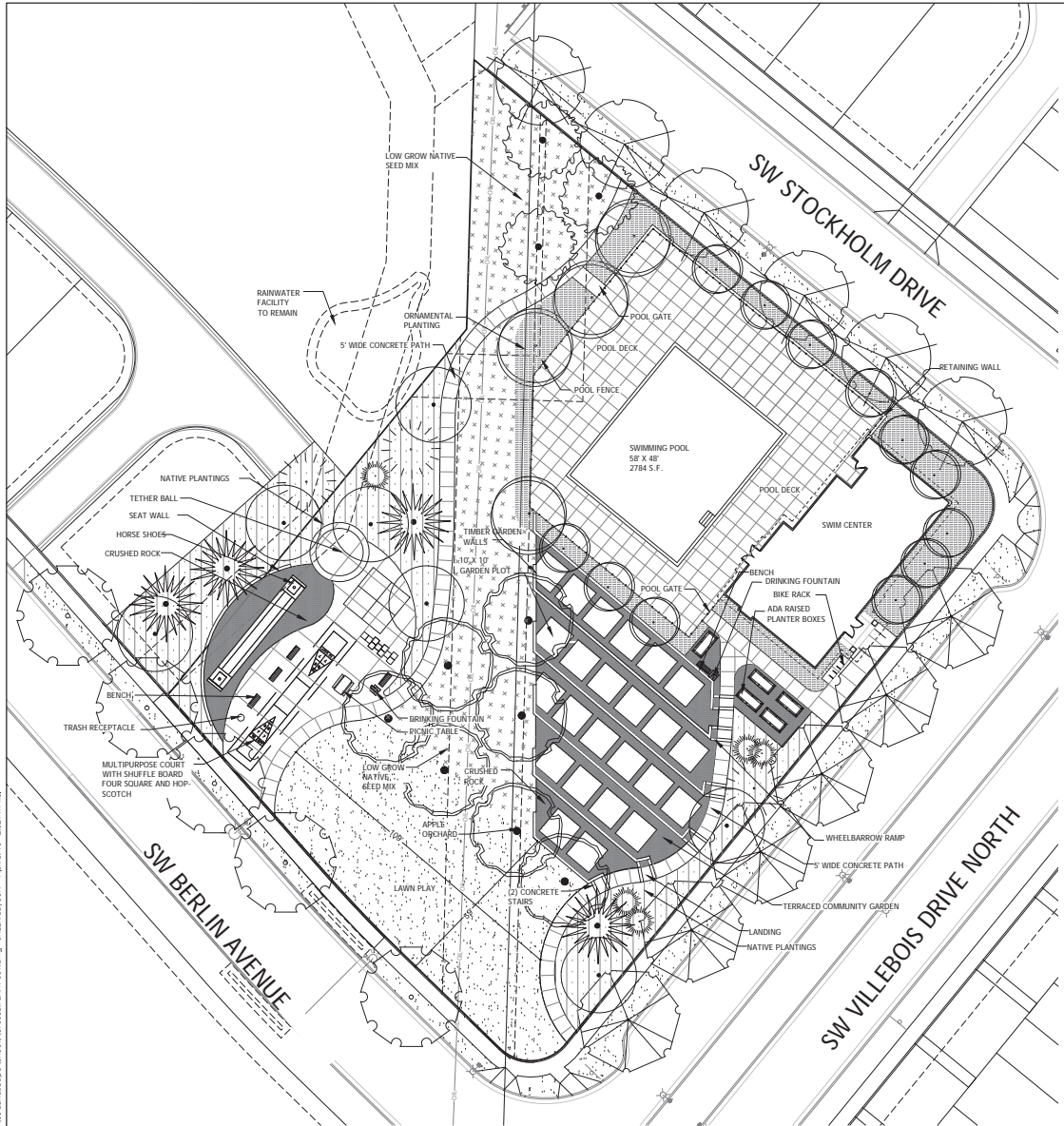
PDP/FDP  
VILLEBOIS  
Swim Center in  
Neighborhood Park 5  
(NP-5)

Preliminary  
Development Plan  
&  
Final Development  
Plan

Site/Land Use  
Plan/Parking Plan

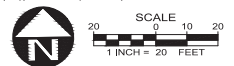
DATE 3/31/15

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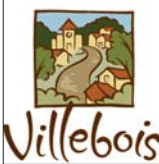


LEGEND:		
	FAGUS SYLVATICA EUROPEAN BEECH	2" CAL. 30' O.C.
	ULMUS JAPONICA X WILSONIANA 'MORTON' ACCOLADE ELM	2 1/2" CAL. 35' O.C.
	TRAXINUS PENNSYLVANICA 'CIMMAMZAM' CIMMAMON ASH	2" CAL. 30' O.C.
	APPLE TREES - 2" CAL. / SPACING 25' O.C.	
	SHADE TREES - 2" CAL. / SPACING VARIES	
	RED SUNSET MAPLE / ACER RUBRUM 'FRANKSRED' EMERALD VASE LACEBARK ELM / ULMUS PARVIFOLIA 'EMERALD VASE' ENGLISH OAK / QUERCUS ROBUR WHITE OAK / QUERCUS ALBA RED OAK / QUERCUS RUBRA AMERICAN NORWICHBEECH / OSTRYA VIRGINIANA BLOODGOOD LONDON PLANT TREE - PLATANUS ACERIFOLIA 'BLOODGOOD'	
	SMALL ORNAMENTAL TREES - 2" CAL. SPACING VARIES	
	CHINESE REDBUD / CERCIS CHINENSIS: 2" CAL. B&B CAPITAL SELECT FLOWERING PEAR / PYRUS CALLERYANA 'CAPITAL': 2" CAL. B&B BUREIMA PLUM / PRUNUS X BUREIANA: 2" CAL. B&B CHINESE KOUSSA DOGWOOD / CORNUS KOUSA 'CHINENSIS': 2" CAL., B&B JAPANESE MAPLE / ACER PALMATUM: 8' HT. YOSHINO FLOWERING CHERRY / PRUNUS X YEDOENSIS: 2" CAL., B&B EVERGREEN TREES - 8' HGT.	
	DOUGLAS FIR / PSEUDOTSUGA MENZIESII: 8' HT., B&B WESTERN WHITE PINE / PINUS MONTICOLA: 8' HT., B&B WESTERN RED CEDAR / THUJA PLICATA: 8' HT. LELAND CYPRESS / CUPRESSOCYPERUS LEYLANDII: 8'-10' HT., B&B PYRAMIDAL ATLAS CEDAR / CEDRUS ATLANTICA 'FASTIGIATA' INCENSE CEDAR / CALOCEDRUS DECURRENS COLUMNAR EASTERN WHITE PINE / PINUS STROBUS 'FASTIGIATA'	
	NATIVE TREES IN NATIVE PLANTING AREAS - 3" HT. / SPACING VARIES	
	BIGLEAF MAPLE / ACER MACROPHYLLUM: 3" HT. BLACK Hawthorne / CRATAEGUS DOUGLASSII: 3" HT. PACIFIC DOGWOOD / CORNUS NUTTALLII: 3" HT. OREGON ASH / FRAXINUS LATIFOLIA: 3" HT. . .	
	ORNAMENTAL GRASSES AND GROUNDCOVERS - 1-2 GAL. DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMLEN' BLUE OAT GRASS / HELICTOTRICHON SEMPERVIRENS PURPLE FOUNTAIN GRASS / PENNISETUM SETACEUM 'RUBRUM' 'MASSACHUSETTS KINKINICK' / ARCTOSTAPHYLOS UVA-URSI 'MASS.' BEARBERRY COTONASTER / COTONEASTER DAMMERI SCARLET MIDDLELAND ROSE / ROSA MIDDLELAND 'WIKROTAL'	
	SMALL ORNAMENTAL SHRUBS - 3 GAL. DAVID VIBURNUM / VIBURNUM DAVIDII ISANTI REDOSER DOGWOOD / CORNUS SERICEA 'ISANTI' ANTHONY WATERER SPIREA / SPIREA BUMALDA 'ANTHONY WATERER' COMPACT JAPANESE HOLLY / ILEX CRENATA 'COMPACTA' 'CRIMSON PYGMY' BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY' AZALEA / VARIES	
	MEDIUM TO LARGE ORNAMENTAL SHRUBS - 3 GAL. SHOWA-NO-SAKAE CAMELLIA / CAMELLIA SASANQUA 'SHOWA-NO-SAKAE' FOREST FLAME PIERS / PIERS JAPONICA 'FOREST FLAME' RHODODENDRON 'JEAN MARIE DE MONTEGUE' 'NIKKO BLUE' HYDRANGEA / HYDRANGEA MACROPHYLLA 'NIKKO BLUE' RENAISSANCE SPIREA / SPIREA VANHOUTTEI 'RENAISSANCE' DOUBLE FILE VIBURNUM / VIBURNUM P. TOMENTOSUM: 24"-30" HT. THUNBERG SPIREA / SPIREA THUNBERGII	
	NATIVE PLANT MIX WITH LOW GROW NATIVE GRASSES - 2 GAL. RED FLOWERING CURRENT / RIBES SANGUINEUM OREGON GRAPE / MAHONIA NERVOSA PACIFIC NINEBARK / PHYSOCARPUS CAPITATUS SNOWBERRY / SYMPHOROCARPUS ALBA RED TWIG DOGWOOD / CORNUS SERICEA SHINY LEAF SPIRAEA / SPIRAEA BETULIFOLIA SALAL / GAULTHERIA SHALLON	
	LAWN FINE LAWN, SEED	
	LOW GROW MEADOW MIX ROUGH SEED CALIFORNIA BROME / BROMUS CARINATUS BLUE WILDFEST / ELMIS GLAUCUS NATIVE RED FESCUE / FESTUCA RUBRA V. RUBRA LARGE LEAF LUPINE / LUPINUS POLYPHYLLUS	

1 NEIGHBORHOOD PARK 5 (FIR PARK) PLANTING PLAN



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PDP/FDP  
VILLEBOIS

Preliminary  
Development Plan  
&  
Final Development  
Plan

PLANTING  
PLAN

DATE 3/31/15

L1



**PICNIC TABLE**

SCALE: N.T.S

1

L2



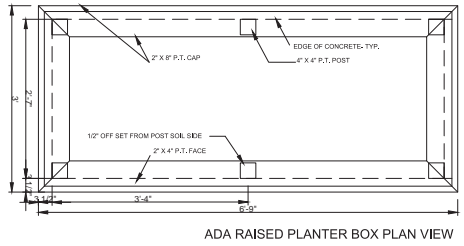
**TRASH RECEPTACLE**

SCALE: N.T.S

TRASH RECEPTACLE  
MANUFACTURER: LANDSCAPE FORMS  
MODEL: THE PLAINWELL LITTER RECEPTACLE  
FINISH: PIPE WOOD, METAL: BLACK POWDERCOATED  
SIZE: 30" DIAMETER, 38" HEIGHT, 35 GALLON CAPACITY

5

L2

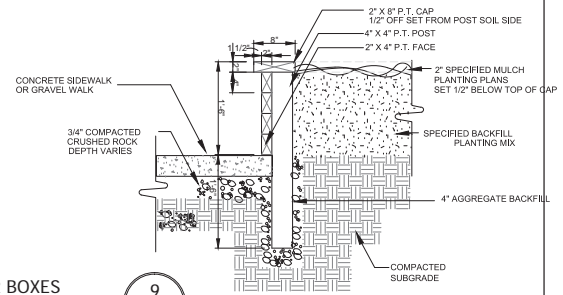


**ADA RAISED PLANTER BOXES**

SCALE: N.T.S

9

L2



**BIKE RACK**

SCALE: N.T.S

2

L2



**DRINKING FOUNTAIN**

SCALE: N.T.S

6

L2

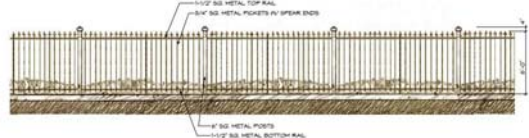


**COMMUNITY GARDEN WALLS**

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7

L2

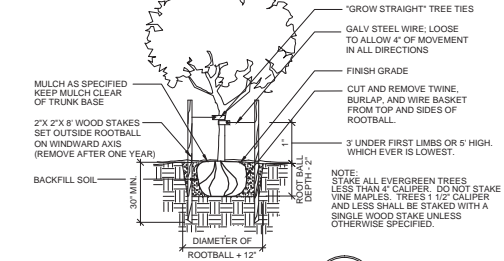


**POOL FENCE**

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L2

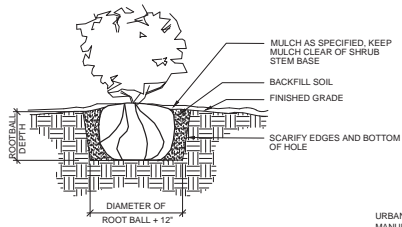


**TREE STAKING DETAIL**

SCALE: N.T.S

3

L2



**SHRUB PLANTING DETAIL**

SCALE: N.T.S

4

L2



**BENCH**

SCALE: N.T.S

8

L2

**GENERAL NOTES: LANDSCAPE PLAN**

1. THE CONTRACTOR SHALL VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO ODR.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN A BARK MULCH BED, UNLESS NOTED OTHERWISE.
5. BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING, WHERE GROUND COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
6. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
7. CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUOUS SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEOUS MATERIAL OR DEBRIS.
8. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT TAG AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GRAPHIC SYMBOL QUANTITY SHALL GOVERN.
9. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
10. WITH THE EXCEPTION OF THOSE TREES INDICATED ON THE TREE REMOVAL PLAN, CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ODR. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AS DIRECTED BY THE ODR.
11. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY ODR TO ADJUST TREE LOCATIONS.
12. LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN NOTIFICATION TO THE ODR. MAINTAIN TREES, SHRUBS, LAWNS AND OTHER PLANTS UNTIL FINAL ACCEPTANCE OR 90 DAYS AFTER NOTIFICATION AND ACCEPTANCE, WHICHEVER IS LONGER.
13. REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER PER THE RECOMMENDATIONS OF THE SOIL ANALYSIS FROM THE SITE.
14. BACK FILL MATERIAL FOR TREE AND SHRUB PLANTING SHALL CONTAIN: ONE PART FINE GRADE COMPOST TO ONE PART TOPSOIL BY VOLUME, BONE MEAL PER MANUFACTURER'S RECOMMENDATION, AND SLOW RELEASE FERTILIZER PER MANUFACTURER'S RECOMMENDATION.
15. GROUND COVERS AND PERENNIALS SHALL BE PLANTED WITH A MAXIMUM 2 INCH COVER OF BARK MULCH WITH NO FOLIAGE COVERED.
16. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
17. ALL PLANT MATERIALS SHALL BE NURSERY GROWN WITH HEALTHY ROOT SYSTEMS AND FULL BRANCHING, DISEASE AND INSECT FREE AND WITHOUT DEFECTS SUCH AS SUN SCALD, ABRASIONS, INJURIES AND DISFIGUREMENT.
18. ALL PLANT MATERIAL SHALL BE INSTALLED AT THE SIZE AND QUANTITY SPECIFIED. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SUB-STANDARD RESULTS CAUSED BY REDUCTION IN SIZE AND/OR QUANTITY OF PLANT MATERIALS.



Villebois



POLYGON NW COMPANY



PDP/FDP  
VILLEBOIS

Preliminary  
Development Plan  
&  
Final Development  
Plan

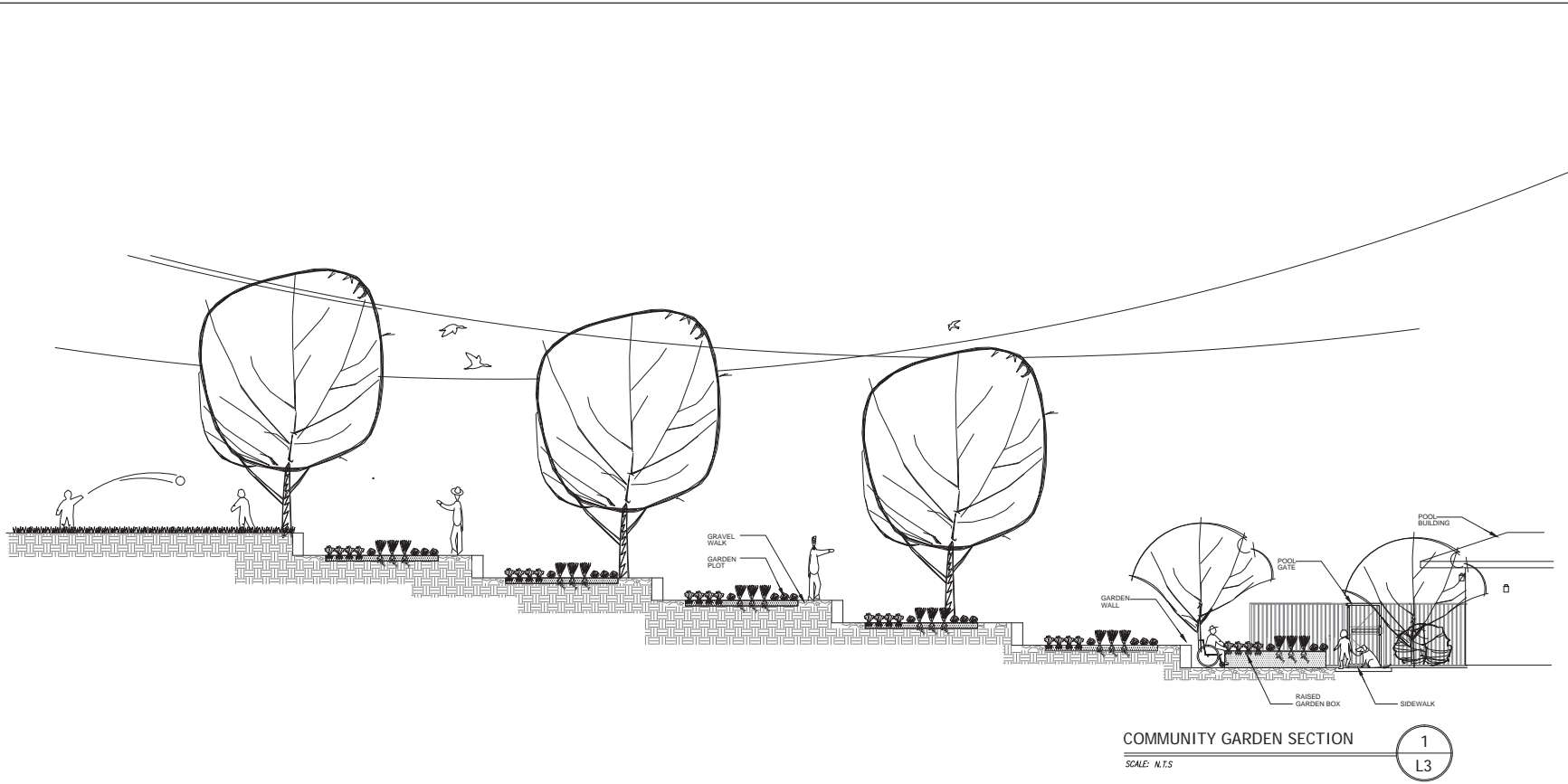
DETAILS

DATE 3/31/15

L2

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PDP/FDP  
VILLEBOIS

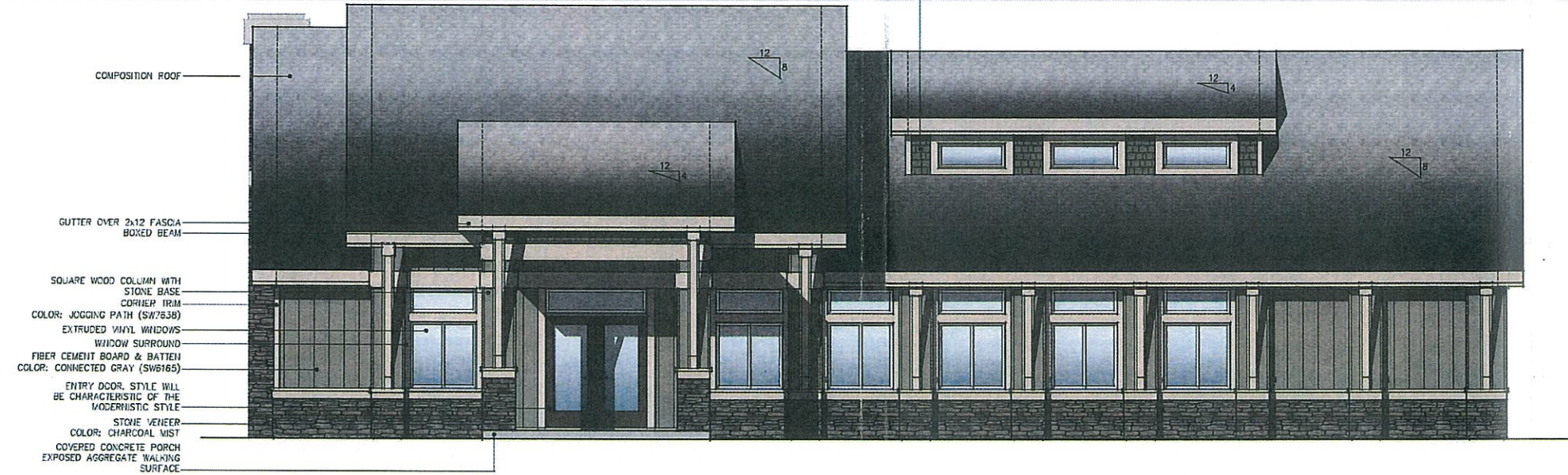
Preliminary  
Development Plan  
&  
Final Development  
Plan

DETAILS

DATE 3/31/15

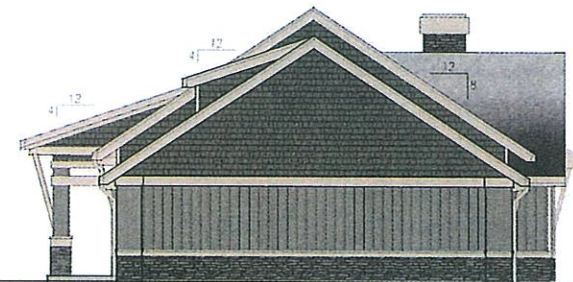
L3

FIBER CEMENT SHINGLE SIDING  
COLOR: SAGE GREEN LIGHT (SW2851)



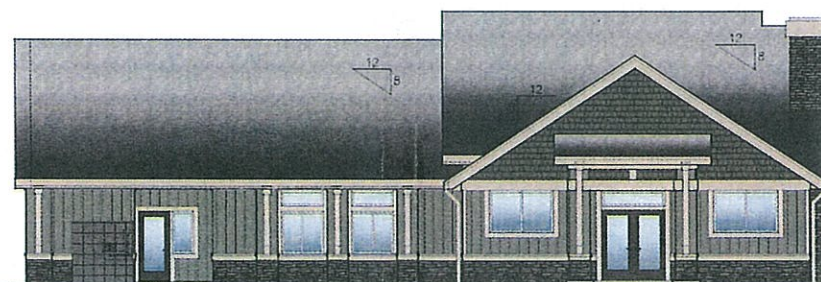
**FRONT ELEVATION**  
1/4" = 1'-0"

(AMERICAN MODERN)



**SIDE ELEVATION**  
1/8" = 1'-0"

(AMERICAN MODERN)



**REAR ELEVATION**  
1/8" = 1'-0"

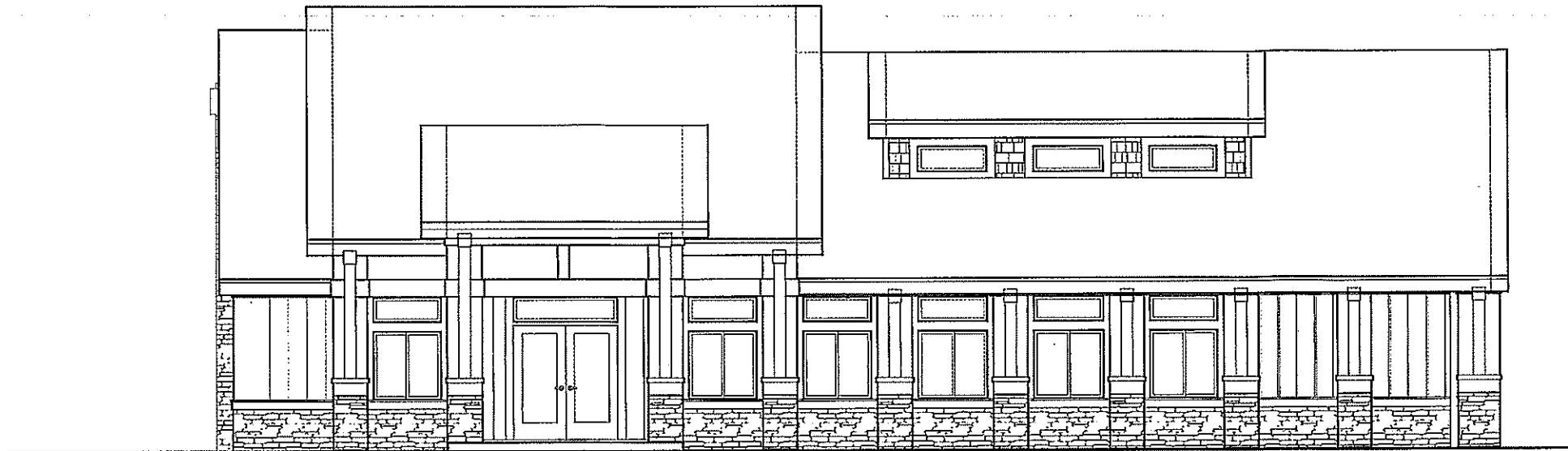
(AMERICAN MODERN)



**SIDE ELEVATION**  
1/8" = 1'-0"

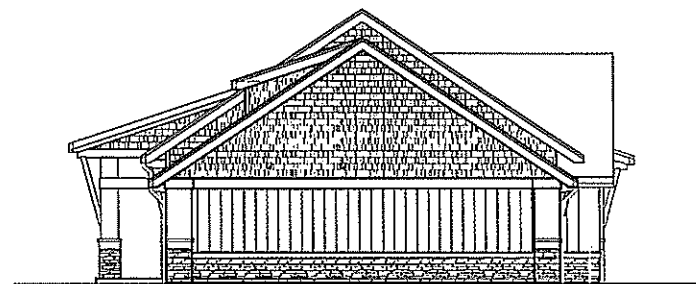
(AMERICAN MODERN)





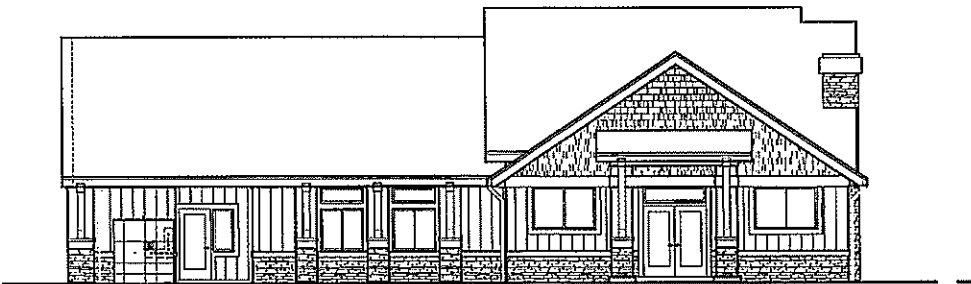
**FRONT ELEVATION**

1/4" = 1'-0"



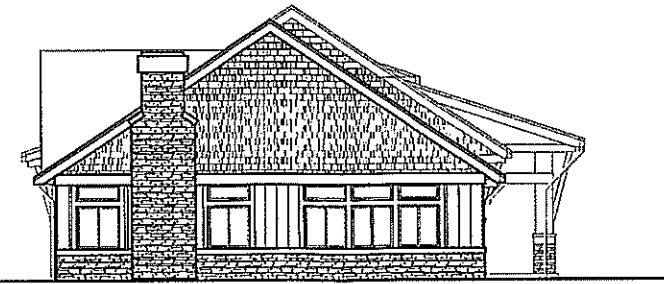
**SIDE ELEVATION**

1/8" = 1'-0"



**REAR ELEVATION**

1/8" = 1'-0"



**SIDE ELEVATION**

1/8" = 1'-0"

**Milbrandt Architects**  
 25 Central Way, Suite 210  
 Kirkland, Washington 98033  
 P: 425.854.7120 F: 425.854.1288  
 Web: www.milbrandtarch.com

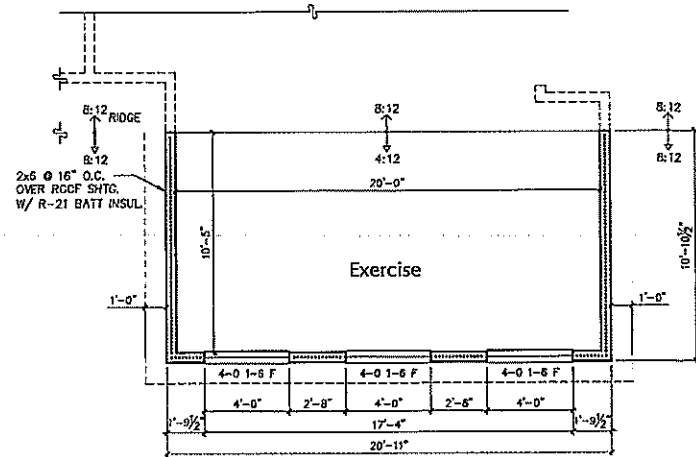
No.	Date
© Copyright 2012 Milbrandt Architects, INC. P.S. All rights reserved.	

**CLUB HOUSE ELEVATIONS**

Drawn By: EE  
 Date: 2-11-15

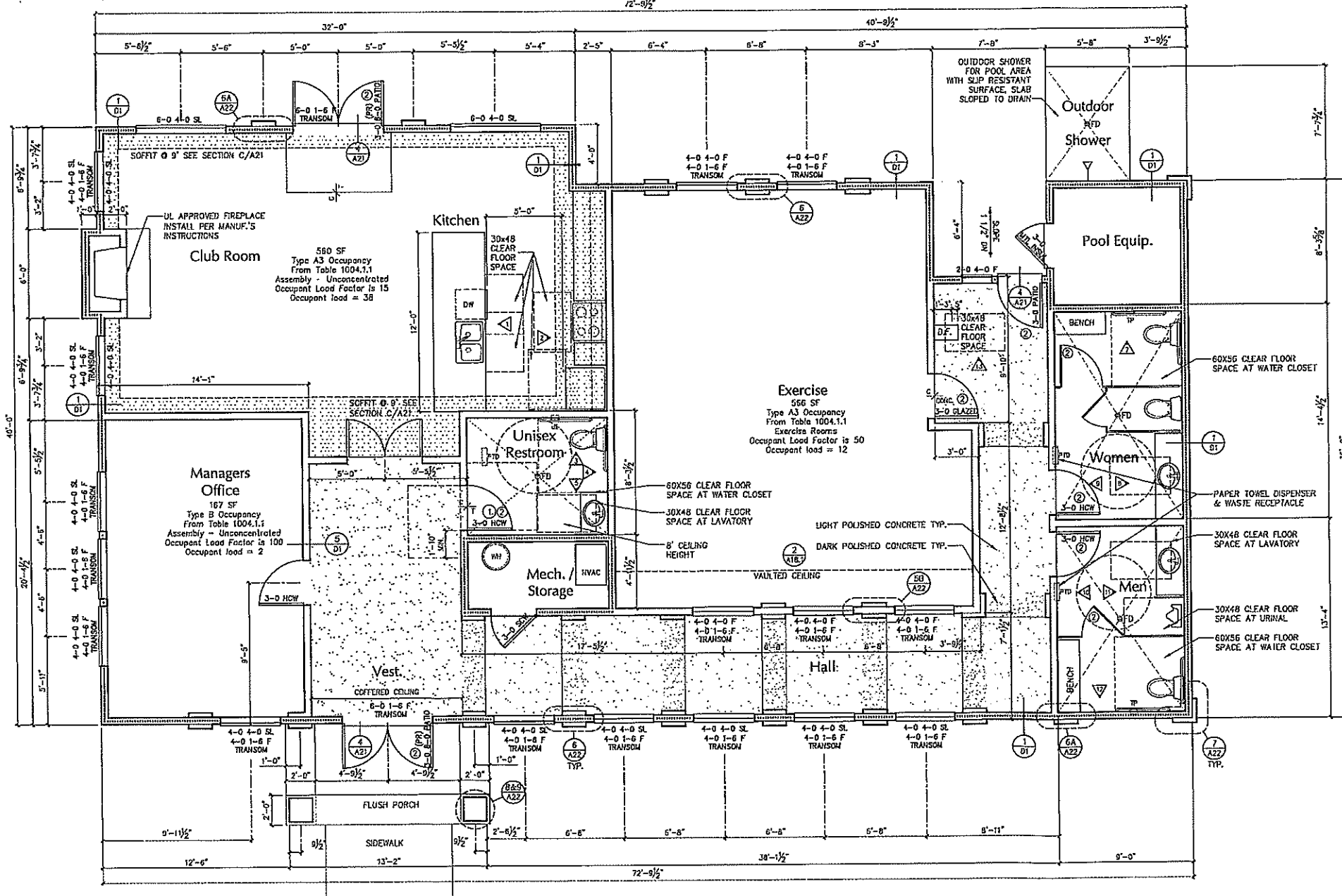
**Clubhouse**  
 for Bethany Creek Falls Development  
 Washington County, Oregon  
 Polygon Northwest Company

Job No.: 14-30  
 Sheet No.: **A1**



**CLERESTORIES**

1/4" = 1'-0"



**FLOOR PLAN**

1/4" = 1'-0"



**Milbrandi Architects**

25 Central Way, Suite 210  
 Kirkland, Washington 98033  
 P: 425.454.7130 F: 425.458.1200  
 Web: www.milbrandiarch.com

No.	Date	Revised

Scale:	1/8" = 1'-0"
Drawn By:	DJVA/C
Check:	
Date:	1-14-15

**CLUB HOUSE**  
 Floor Plan

Clubhouse  
 for Bethany Creek Falls Development  
 Washington County, Oregon  
 Polygon Northwest Company

Job No.: 14-30  
 Sheet No.:

**A18.1**

Sheet Order: A B U F R E S D V

# VILLEBOIS SWIM CENTER IN NP-5 PRELIMINARY DEVELOPMENT PLAN & FINAL DEVELOPMENT PLAN

PART OF TL 3100, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15 AND  
TL 1446, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SECTION 15 A.B.  
CITY OF WILSONVILLE, OREGON

**APPLICANT:**

POLYGON WLH, LLC  
109 E. 13TH ST.  
VANCOUVER, WA 98660  
[P] 503-221-1920  
CONTACT: FRED GAST

**PROPERTY OWNER:**

TONQUIN MEADOWS HOA  
111 SW COLUMBIA ST, STE 100  
PORTLAND, OR 97201

**PLANNER:**

PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: STACY CONNERY, AICP

**CIVIL ENGINEER:**

PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: KC SCHWARTZKOPH, PE

**SURVEYOR:**

PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: TRAVIS JANSEN, PLS, PE

**LANDSCAPE ARCHITECT:**

PACIFIC COMMUNITY DESIGN, INC  
12564 SW MAIN STREET  
TIGARD, OR 97223  
[P] 503-941-9484  
CONTACT: KERRY LANKFORD, RLA

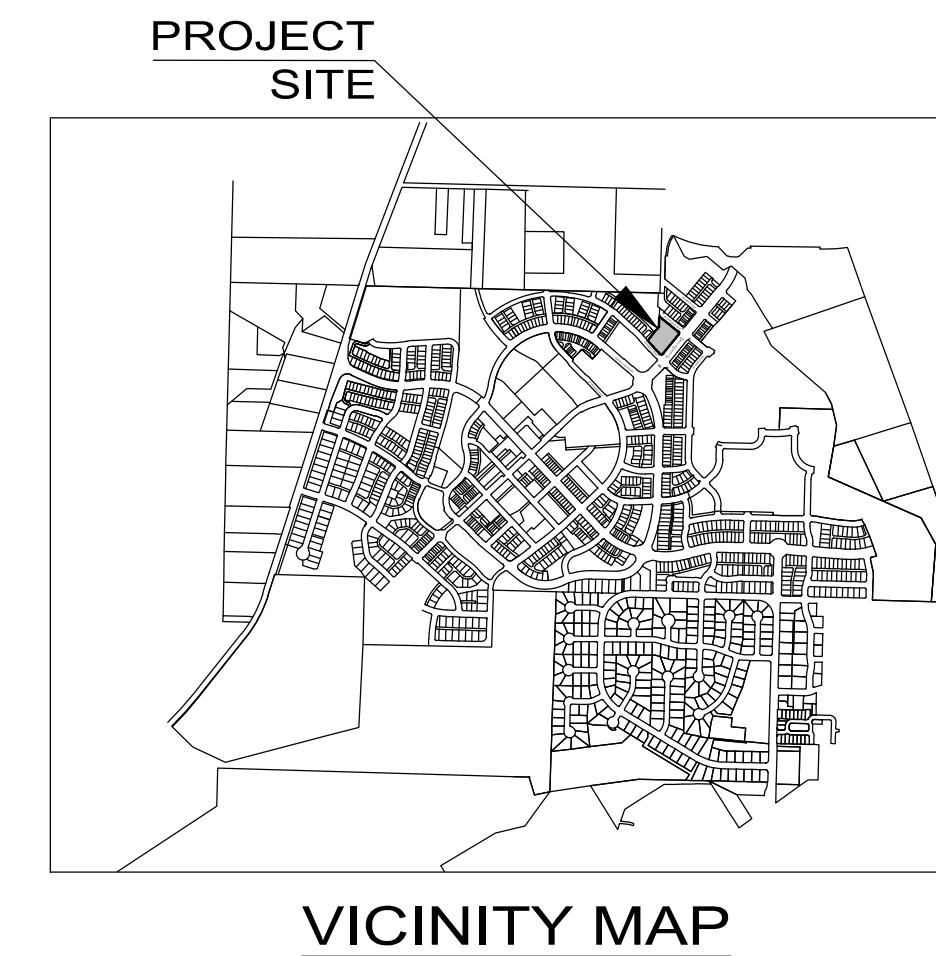
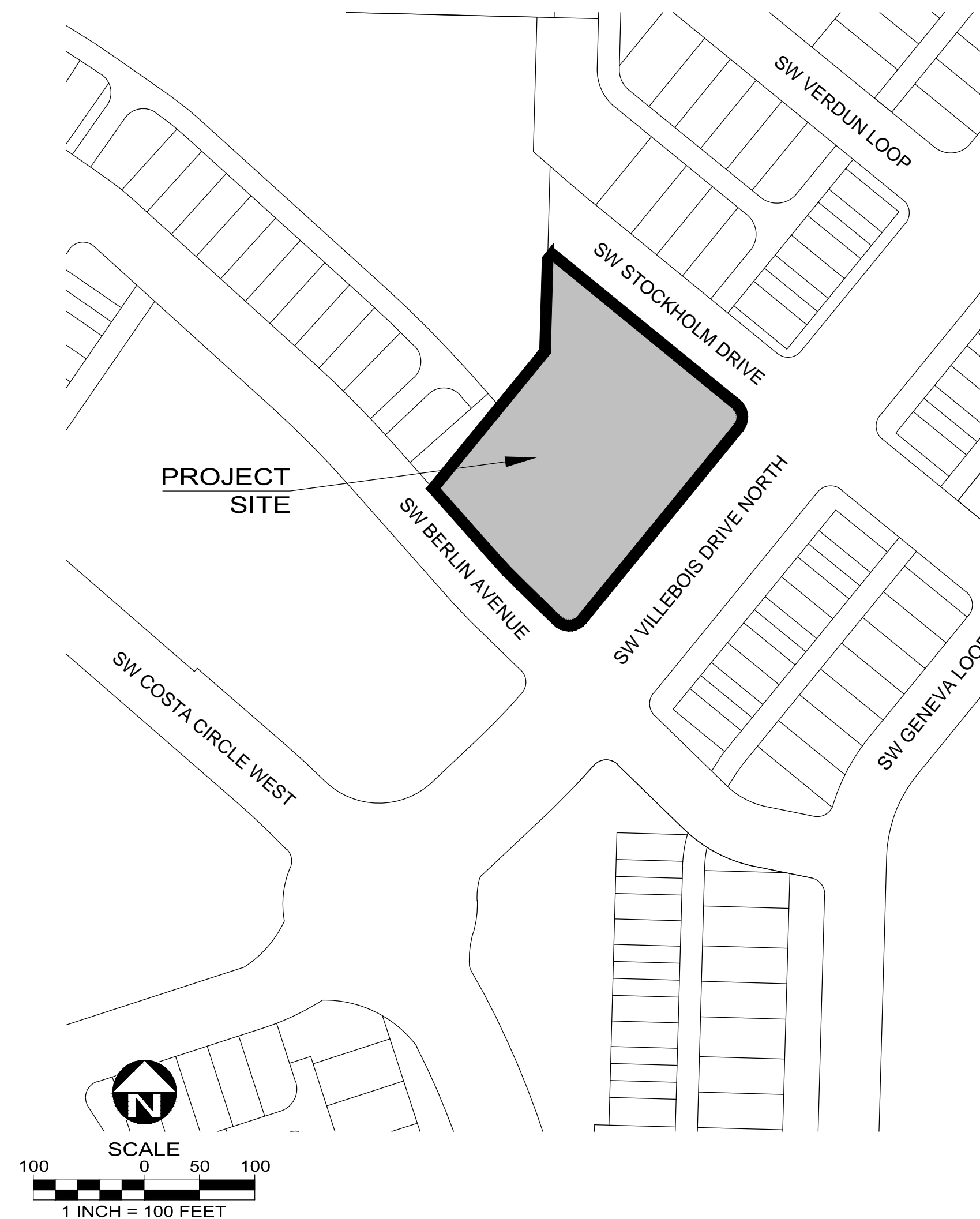
**GEOTECHNICAL ENGINEER:**

GEODESIGN, INC.  
15575 SW SEQUOIA PARKWAY, SUITE 100  
PORTLAND, OR 97224  
[P] 503-968-8787  
CONTACT: CRAIG WARE, PE

**BENCHMARK:**

OREGON STATE PLANE COORDINATE 5818 LOCATED  
IN MOMUMENT BOX IN CENTERLINE OF TOOZE ROAD  
0.2 MILES WEST OF 110TH AVE.

ELEVATION DATUM: NAVD 88, ELEVATION = 202.991



**SHEET INDEX:**

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 PRELIMINARY SITE/LAND USE PLAN/PARKING PLAN
- 4 PRELIMINARY GRADING/EROSION CONTROL PLAN
- 5 COMPOSITE UTILITY PLAN
  
- L1.0 PLANTING PLAN
- L2.0 PLANTING DETAILS

**UTILITIES & SERVICES:**

WATER:	CITY OF WILSONVILLE
STORM:	CITY OF WILSONVILLE
SEWER:	CITY OF WILSONVILLE
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	TUALATIN VALLEY FIRE & RESCUE
POLICE:	CLACKAMAS COUNTY SHERIFF
SCHOOL:	WEST LINN / WILSONVILLE SCHOOL DISTRICT 3JT
PARKS:	CITY OF WILSONVILLE
PHONE:	FRONTIER
WASTE DISPOSAL:	UNITED DISPOSAL SERVICE
CABLE:	COMCAST



POLYGON NW COMPANY

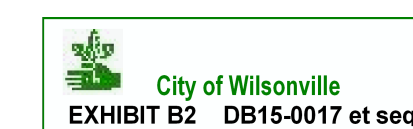
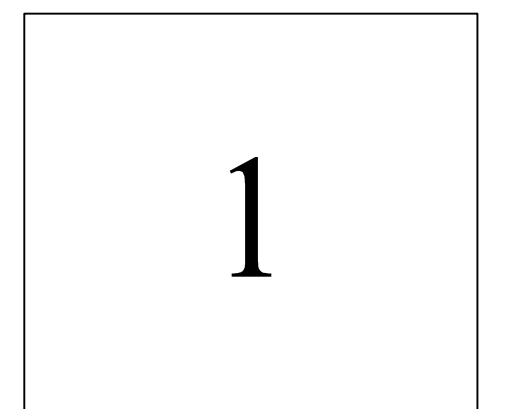


PDP/FDP  
VILLEBOIS  
Swim Center in  
Neighborhood Park 5  
(NP-5)

Preliminary  
Development Plan  
&  
Final Development  
Plan

Cover Sheet

DATE 3/31/15





Villebois



POLYGON NW COMPANY

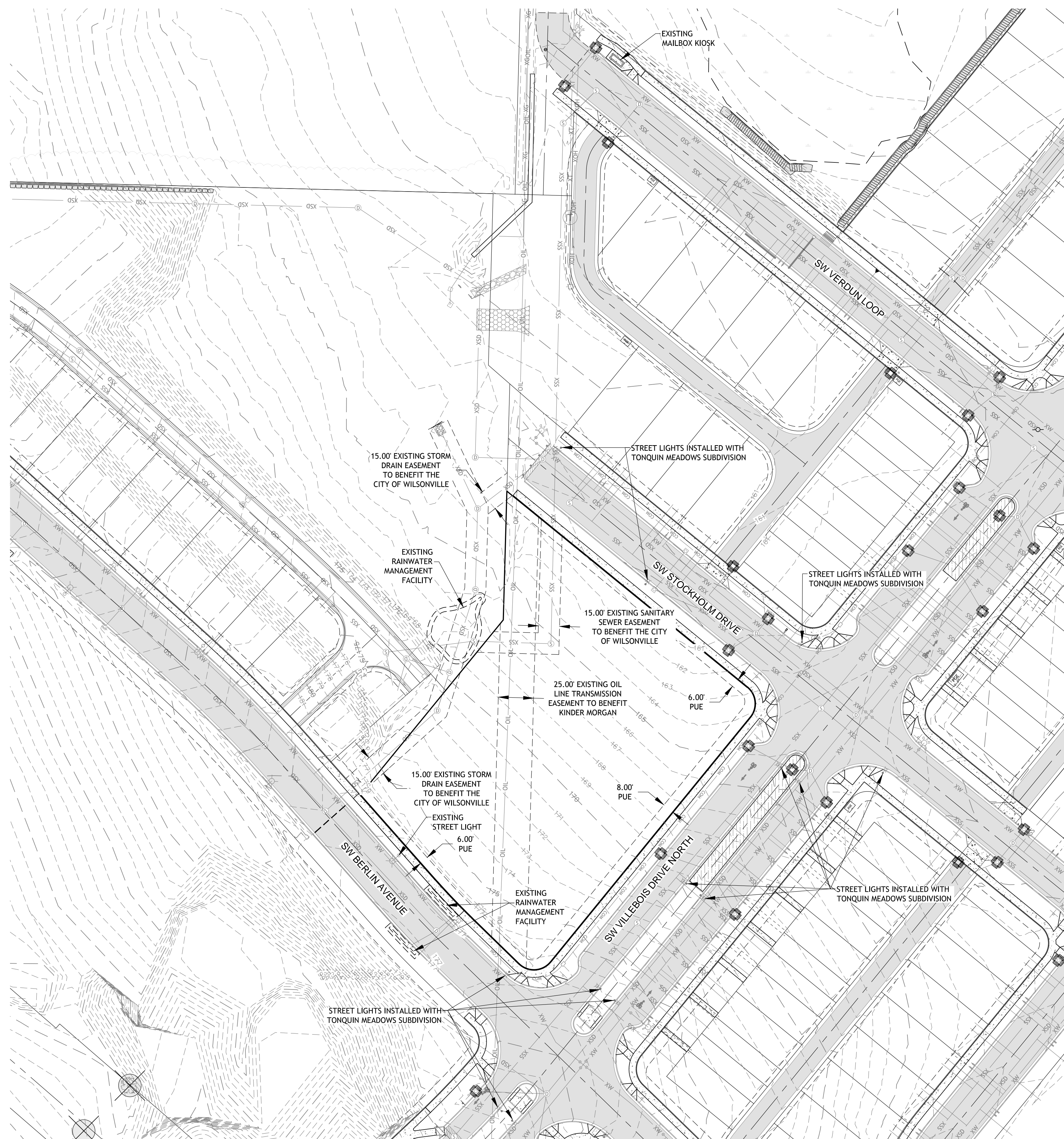


PDP/FDP  
VILLEBOIS  
Swim Center in  
Neighborhood Park 5  
(NP-5)

Preliminary  
Development Plan  
&  
Final Development  
Plan

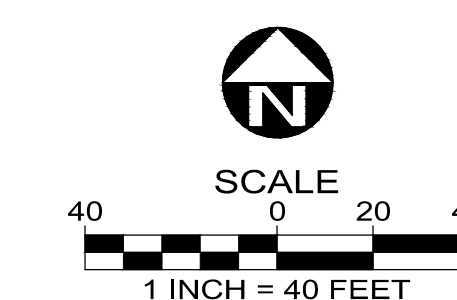
Existing Conditions

DATE 3/31/15



**LEGEND**

	SITE BOUNDARY
	EX 2-FT CONTOUR
	EX 10-FT CONTOUR
	EX SANITARY SEWER
	EX STORM DRAIN
	EX WATER LINE
	EX TELEPHONE LINE
	EX GAS LINE
	EX OIL LINE
	EX PAVEMENT
	EX SIDEWALK
	EX ASPHALT PAVEMENT
	EX SANITARY CLEANOUT
	EX STORM MANHOLE
	EX SANITARY MANHOLE
	EX CATCH BASIN
	EX WATER METER
	EX STORM CLEANOUT
	EX FIRE HYDRANT
	EX CURB INLET
	EX WATER VALVE
	EX BLOW-OFF
	EX ELECTRICAL BOX
	EX POWER METER
	EX PGE PADMOUNT TRANSFORMER
	EX WATER VALVE
	EX STREET LIGHT
	EX LIGHT POLE
	EX STREET SIGN
	EX FENCE
	EX CATCH BASIN INLET PROTECTION
	EX MAILBOX KIOSK





Villebois



POLYGON NW COMPANY



### PDP/FDP VILLEBOIS

Swim Center in  
Neighborhood Park 5  
(NP-5)

### Preliminary Development Plan & Final Development Plan

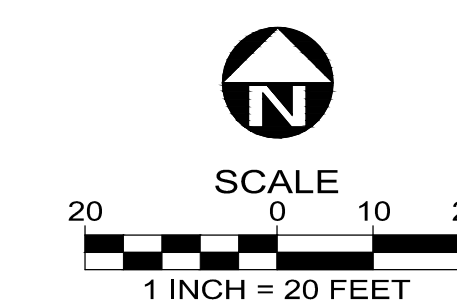
Site/Land Use  
Plan/Parking Plan

DATE 3/31/15

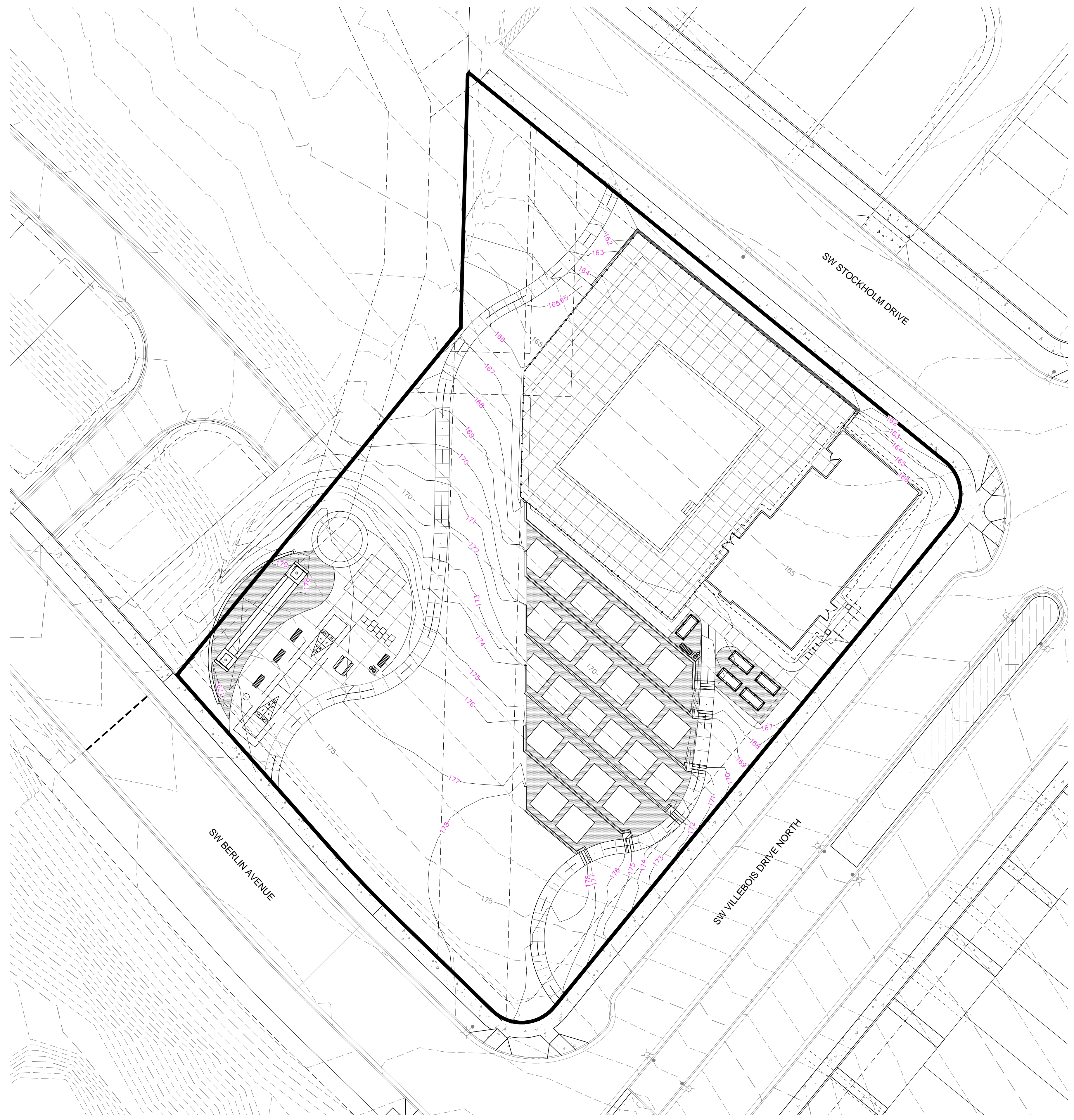


NP-5 = NEIGHBORHOOD PARK 5  
(FIR PARK)

\*SEE LANDSCAPE PLANS & DETAILS L1.0-L2.0  
FOR MORE INFORMATION.

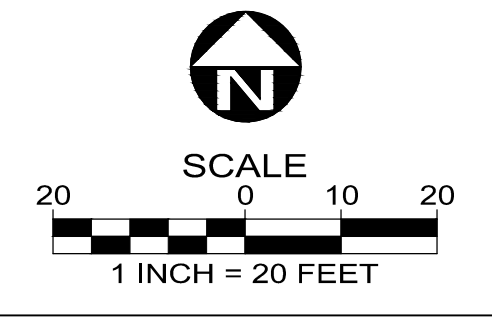


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**LEGEND:**

--- 198 ---	FUTURE 2-FT CONTOUR
--- 200 ---	FUTURE 10-FT CONTOUR
--- 171 ---	PROPOSED 1-FT CONTOUR
--- 175 ---	PROPOSED 5-FT CONTOUR
I	IMPORTANT
G	GOOD
M	MODERATE
P	POOR
NE	NOT EXAMINED
	EXISTING TREES TO REMAIN
XX	SEDIMENT FENCE



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**PDP/FDP  
VILLEBOIS**  
Swim Center in  
Neighborhood Park 5  
(NP-5)

**Preliminary  
Development Plan  
&  
Final Development  
Plan**

**Preliminary Grading/  
Erosion Control  
Plan**

DATE 3/31/15



Villebois



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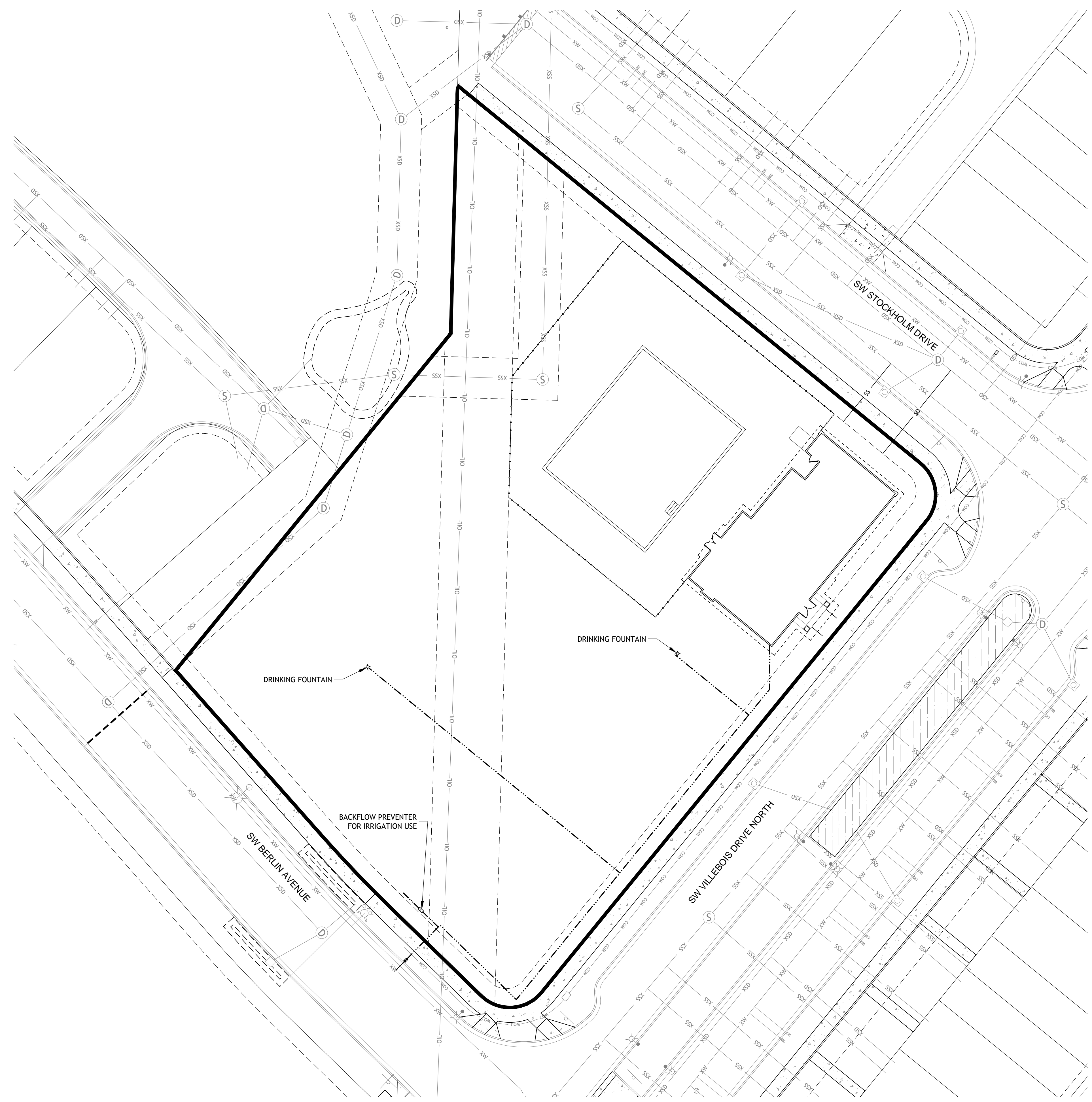
PDP/FDP  
VILLEBOIS  
Swim Center in  
Neighborhood Park 5  
(NP-5)

Preliminary  
Development Plan  
&  
Final Development  
Plan

Composite  
Utility Plan

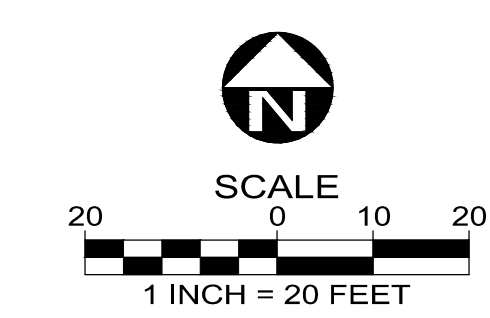
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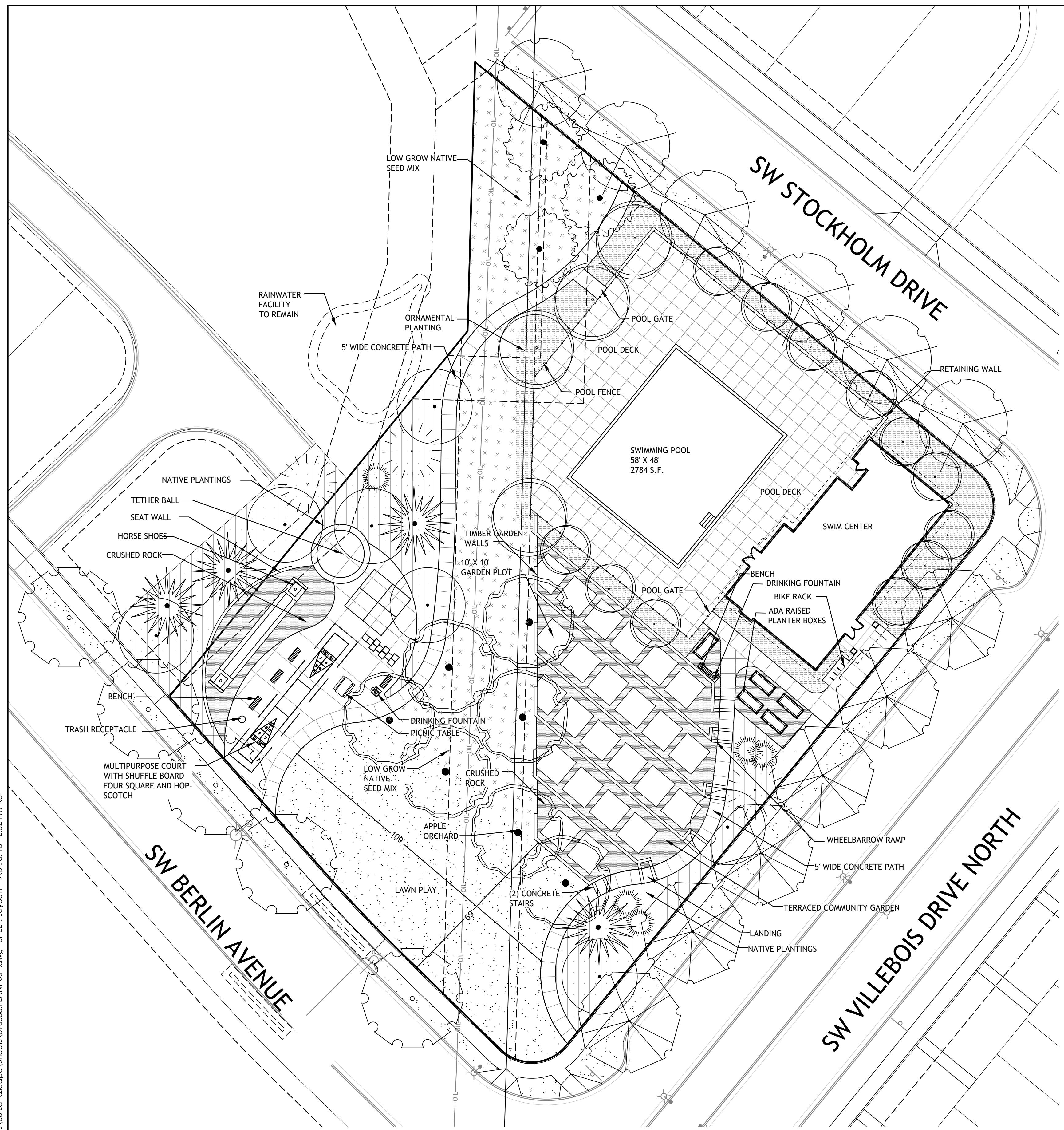
**LEGEND:**

SS	PROPOSED SANITARY SEWER
XSS	EX SANITARY SEWER
SD	PROPOSED STORM DRAIN
XSD	EX STORM DRAIN
W	PROPOSED WATER LINE
---	PROPOSED PRIVATE WATER LINE
XW	EX WATER LINE
OIL	EX OIL TRANSMISSION LINE
COM	EX CABLE TV LINE
☉	EXISTING LIGHT POLE
■	PROPOSED WATER METER
▣	PROPOSED BACKFLOW PREVENTER

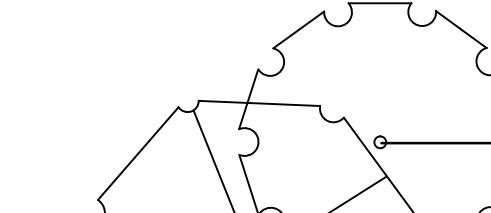







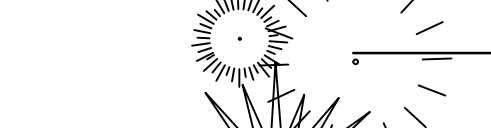

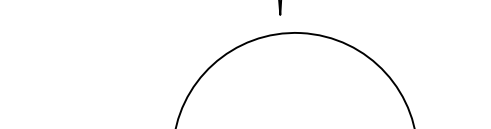
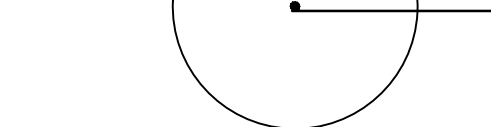

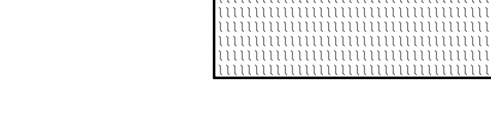








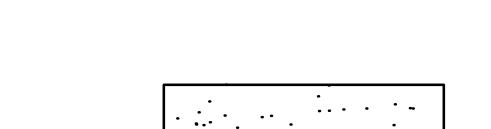
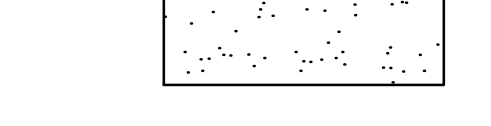

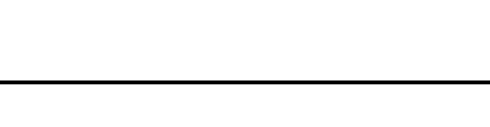



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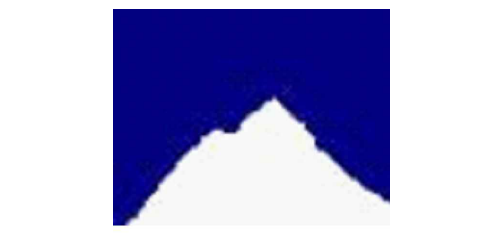
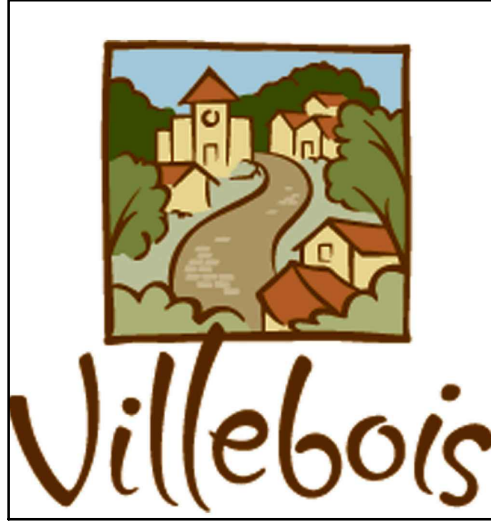
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**LEGEND:**

-  FAGUS SYLVATICA / EUROPEAN BEECH 2" CAL. 30' O.C.
-  ULMUS JAPONICA X WILSONIANA 'MORTON' ACCOLADE ELM 2 1/2" CAL. 35' O.C.
-  FRAXINUS PENNSYLVANICA 'CIMMZAM' CIMMARON ASH 2" CAL. 30' O.C.
-  APPLE TREES - 2" CAL. / SPACING 25' O.C.
-  SHADE TREES - 2" CAL. / SPACING VARIES
-  RED SUNSET MAPLE / ACER RUBRUM 'FRANKSRED'
-  EMERALD VASE LACEBARK ELM / ULMUS PARVIFOLIA 'EMERALD VASE'
-  ENGLISH OAK / QUERCUS ROBUR
-  WHITE OAK / QUERCUS ALBA
-  RED OAK / QUERCUS RUBRA
-  AMERICAN HOPHORNBEAM / OSTRYA VIRGINIANA
-  BLOODGOOD LONDON PLANETREE - PLATANUS ACERIFOLIA 'BLOODGOOD'
-  SMALL ORNAMENTAL TREES - 2" CAL. SPACING VARIES
-  CHINESE REDBUD / CERCIS CHINENSIS: 2" CAL., B&B
-  CAPITAL SELECT FLOWERING PEAR / PYRUS CALLERYANA 'CAPITAL': 2" CAL., B&B
-  BLIREIANA PLUM / PRUNUS X BLIREIANA: 2" CAL. B&B
-  CHINESE KOUSSA DOGWOOD / CORNUS KOUSSA 'CHINENSIS': 2" CAL., B&B
-  JAPANESE MAPLE / ACER PALMATUM : 8' HT.
-  YOSHINO FLOWERING CHERRY / PRUNUS X YEDOENSIS: 2" CAL., B&B
-  EVERGREEN TREES - 8' HGT.
-  DOUGLAS FIR / PSEUDOTSUGA MENZIESII: 8' HT., B&B
-  WESTERN WHITE PINE / PINUS MONTICOLA: 8' HT., B&B
-  WESTERN RED CEDAR / THUJA PLICATA 8'3" HT.
-  LELAND CYPRESS / CUPRESSOCYPARIS LEYLANDII: 8'-10' HT., B&B
-  PYRAMIDAL ATLAS CEDAR / CEDRUS ATLANTICA 'FASTIGIATA'
-  INCENSE CEDAR / CALOEDRUS DECURRENS
-  COLUMNAR EASTERN WHITE PINE / PINUS STROBUS FASTIGIATA
-  NATIVE TREES IN NATIVE PLANTING AREAS - 3' HT. / SPACING VARIES
-  BIGLEAF MAPLE / ACER MACROPHYLLUM: 3' HT.,
-  BLACK HAWTHORNE / CRATAEGUS DOUGLASHI: 3' HT.,
-  PACIFIC DOGWOOD / CORNUS NUTTALLII: 3' HT.,
-  OREGON ASH / FRAXINUS LATIFOLIA: 3' HT.,
-  ORNAMENTAL GRASSES AND GROUNDCOVERS - 1-2 GAL.
-  DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMLEN'
-  BLUE OAT GRASS / HELICTOTRICHON SEMPERVIRENS
-  PURPLE FOUNTAIN GRASS / PENNISETUM SETACEUM 'RUBRUM'
-  'MASSACHUSETTS KINNIKINICK' / ARCTOSTAPHYLOS UVA-URSI 'MASS.'
-  BEARBERRY COTONEASTER / COTONEASTER DAMMERI
-  SCARLET MEIDLAND ROSE / ROSA MEIDLAND 'MEIKROTAL'
-  SMALL ORNAMENTAL SHRUBS - 3 GAL.
-  DAVID VIBURNUM / VIBURNUM DAVIDII
-  ISANTI REDOSER DOGWOOD / CORNUS SERICEA 'ISANTI'
-  ANTHONY WATERER SPIREA / SPIREA BUMALDA 'ANTHONY WATERER'
-  COMPACT JAPANESE HOLLY / ILEX CRENATA 'COMPACTA'
-  'CRIMSON PYGMY' BARBERRY / BERBERIS THUNBERGII 'CRIMSON PYGMY'
-  AZALEA / VARIES
-  MEDIUM TO LARGE ORNAMENTAL SHRUBS - 3 GAL.
-  SHOWA-NO-SAKAE CAMELLIA / CAMELLIA SASANQUA 'SHOWA-NO-SAKAE'
-  FOREST FLAME PIERIS / PIERIS JAPONICA 'FOREST FLAME'
-  RHODODENDRON 'JEAN MARIE DE MONTEGUE'
-  'NIKKO BLUE' HYDRANGEA / HYDRANGEA MACROPHYLLA 'NIKKO BLUE'
-  RENAISSANCE SPIREA / SPIREA VANHOUTTEI 'RENAISSANCE'
-  DOUBFILE VIBURNUM / VIBURNUM P. TOMENTOSUM: 24"-30" HT.
-  THUNBERG SPIREA / SPIREA THUNBERGII
-  NATIVE PLANT MIX WITH LOW GROW NATIVE GRASSES - 2 GAL.
-  RED FLOWERING CURRENT / RIBES SANGUINEUM
-  OREGON GRAPE / MAHONIA NERVOSA
-  PACIFIC NINEBARK / PHYSOCARPUS CAPITATUS
-  SNOWBERRY / SYMPHOROCARPUS ALBA
-  RED TWIG DOGWOOD / CORNUS SERICEA
-  SHINY LEAF SPIRAEA / SPIRAEA BETULIFOLIA
-  SALAL / GAULTHERIA SHALLON
-  LAWN
-  FINE LAWN, SEED
-  LOW GROW MEADOW MIX ROUGH SEED
-  CALIFORNIA BROME / BROMUS CARINATUS
-  BLUE WILDRYE / ELYMUS GLAUCUS
-  NATIVE RED FESCUE / FESTUCA RUBRA V RUBRA
-  LARGE LEAF LUPINE / LUPINUS POLYPHYLLUS

**1 NEIGHBORHOOD PARK 5 (FIR PARK) PLANTING PLAN**



POLYGON NW COMPANY



PDP/FDP  
VILLEBOIS

Preliminary  
Development Plan  
&  
Final Development  
Plan

PLANTING  
PLAN

DATE 3/31/15

**L1**





PICNIC TABLE

SCALE: N.T.S.

1  
L2



TRASH RECEPTACLE

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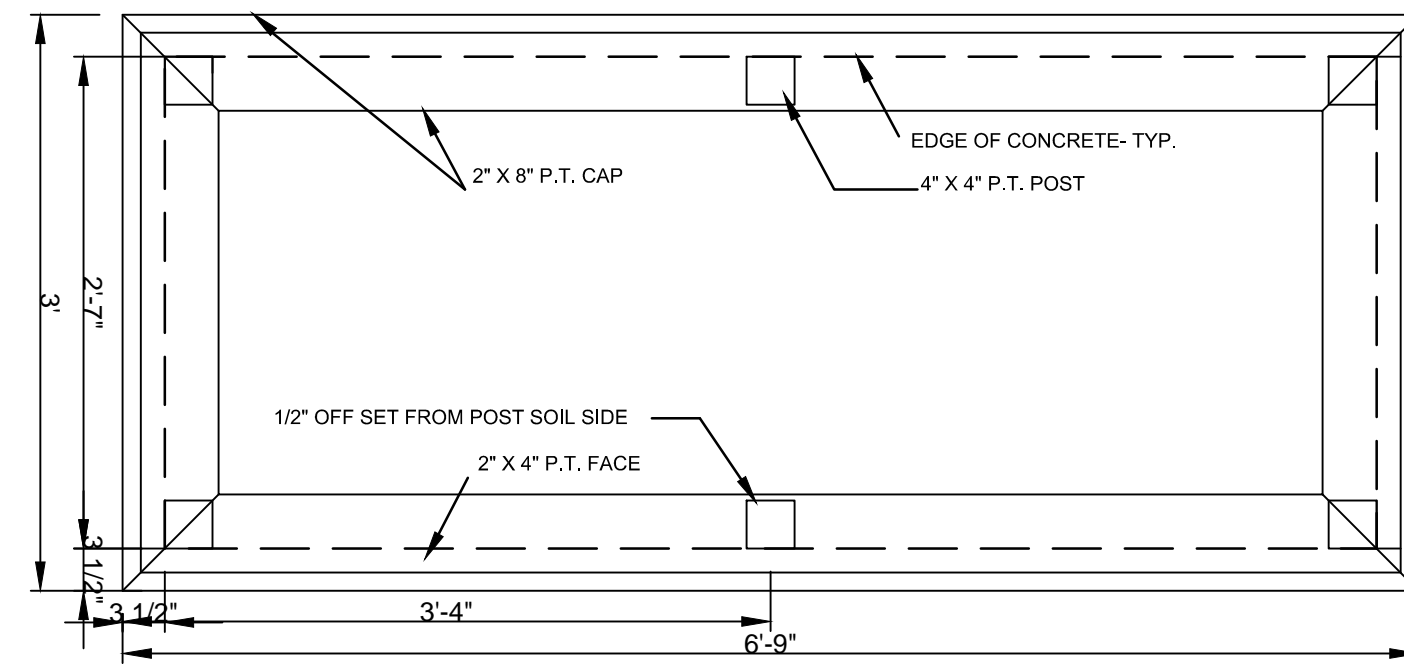
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L2



DRINKING FOUNTAIN

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6  
L2

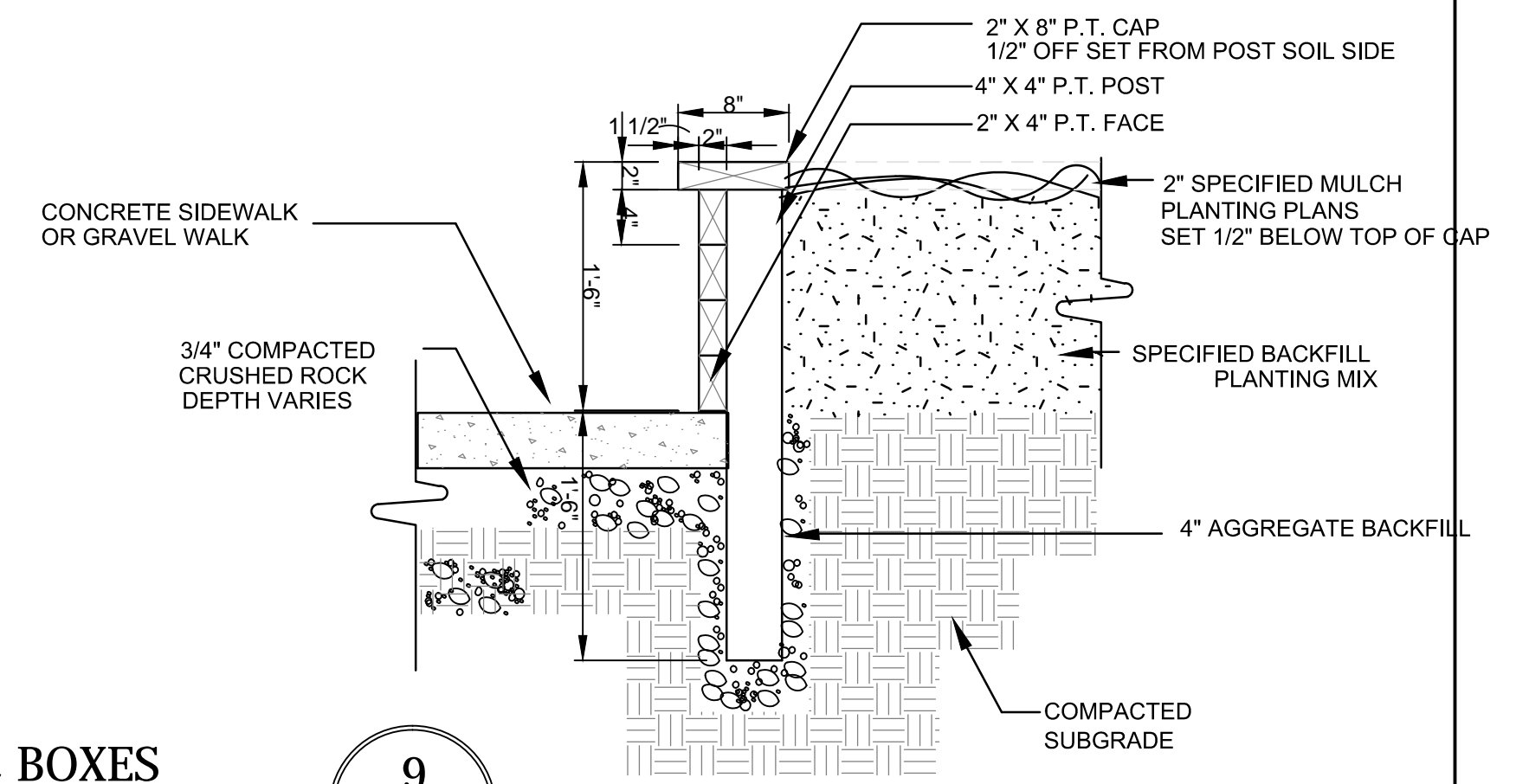


ADA RAISED PLANTER BOX PLAN VIEW

ADA RAISED PLANTER BOXES

SCALE: N.T.S.

9  
L2



BIKE RACK

SCALE: N.T.S.

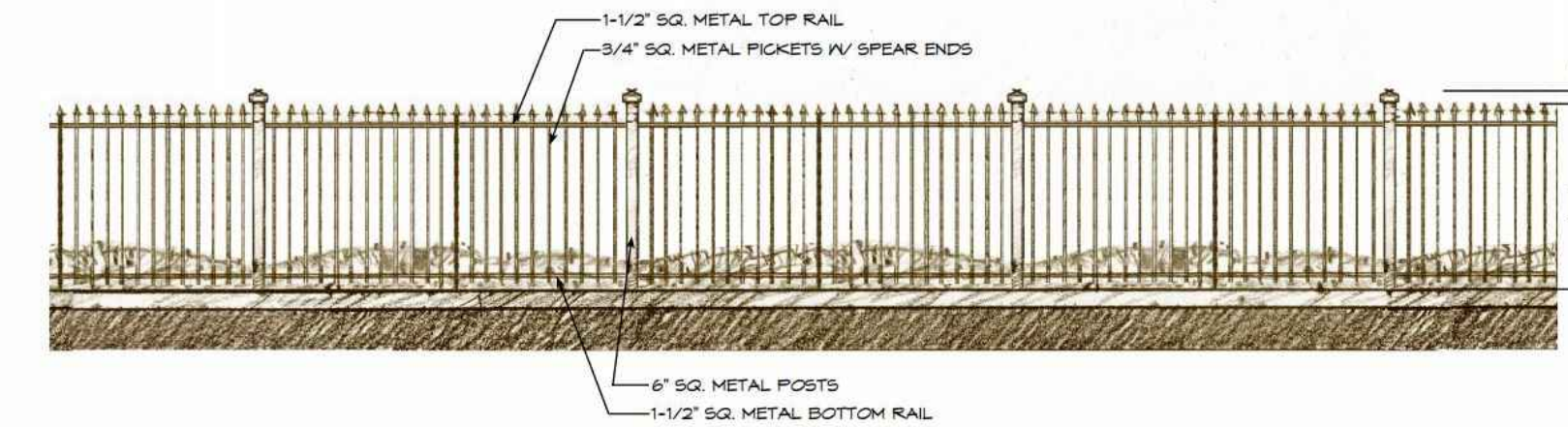
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COMMUNITY GARDEN WALLS

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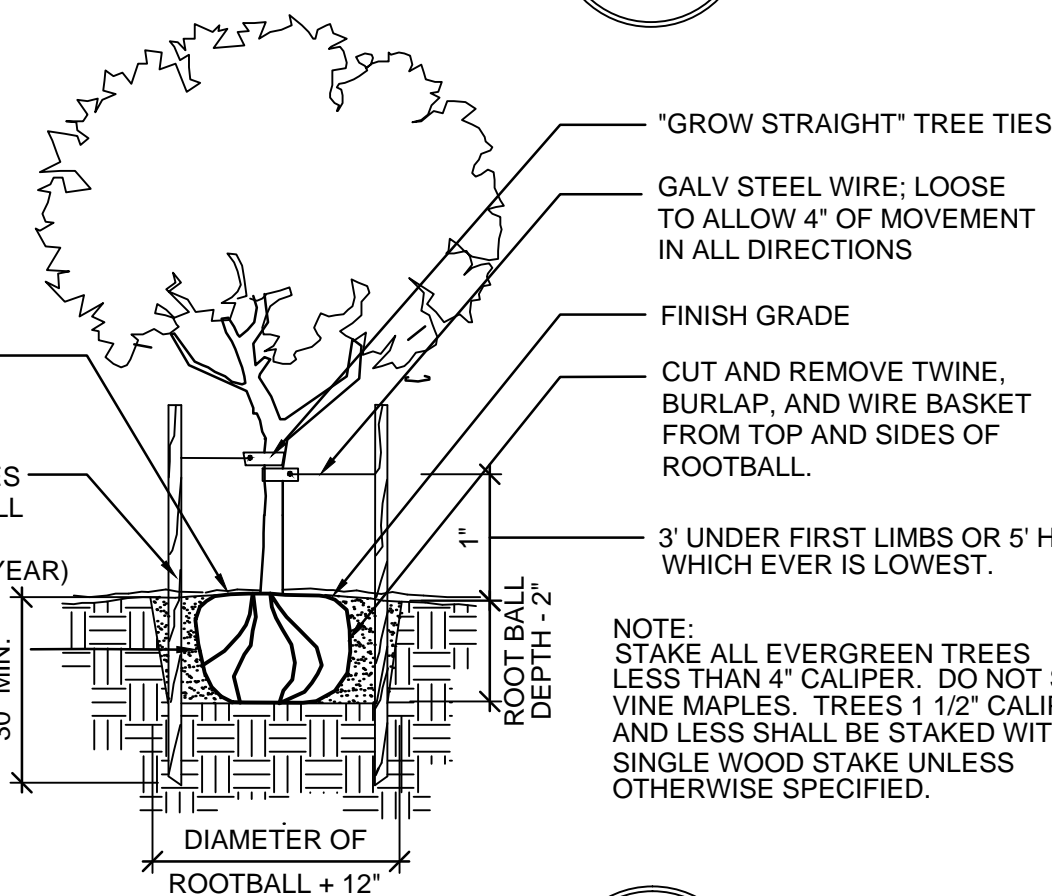
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POOL FENCE

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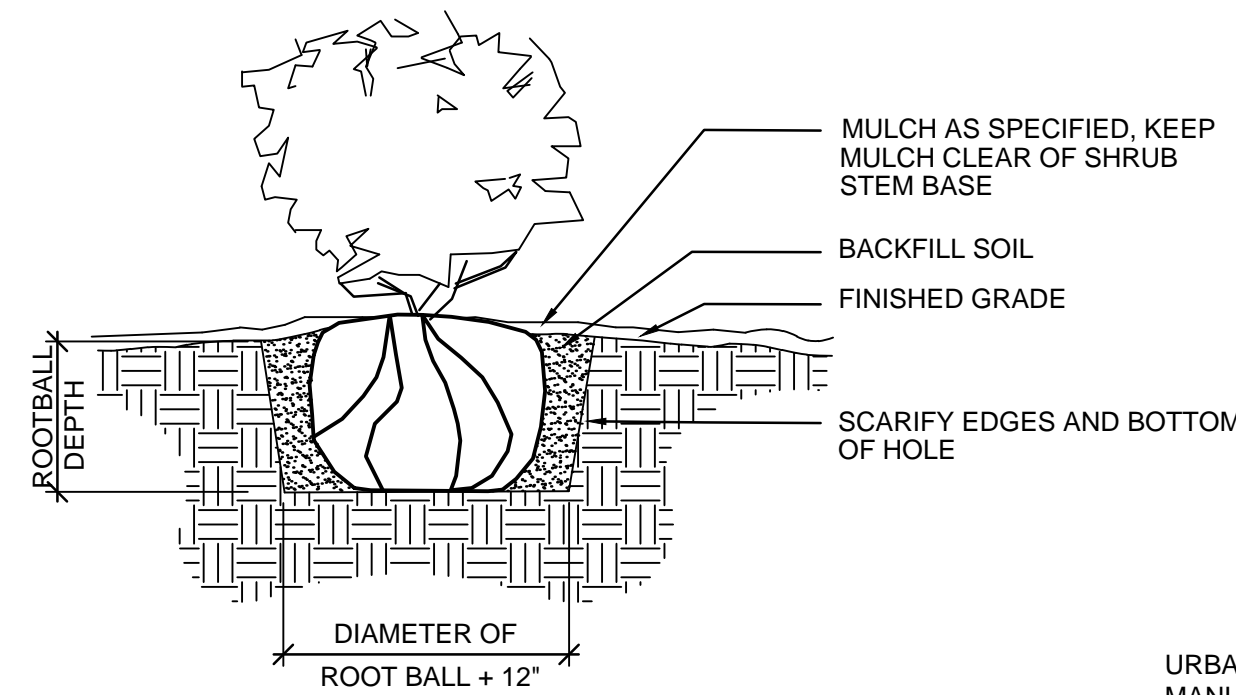
10  
L2



TREE STAKING DETAIL

SCALE: N.T.S.

3  
L2



SHRUB PLANTING DETAIL

SCALE: N.T.S.

4  
L2



BENCH

SCALE: N.T.S.

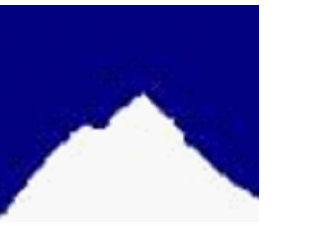
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GENERAL NOTES: LANDSCAPE PLAN

1. THE CONTRACTOR SHALL VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO ODR.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN A BARK MULCH BED, UNLESS NOTED OTHERWISE.
5. BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
6. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
7. CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEOUS MATERIAL OR DEBRIS.
8. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT TAG AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GRAPHIC SYMBOL QUANTITY SHALL GOVERN.
9. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
10. WITH THE EXCEPTION OF THOSE TREES INDICATED ON THE TREE REMOVAL PLAN, CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ODR. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AS DIRECTED BY THE ODR.
11. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY ODR TO ADJUST TREE LOCATIONS.
12. LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN NOTIFICATION TO THE ODR. MAINTAIN TREES, SHRUBS, LAWNS AND OTHER PLANTS UNTIL FINAL ACCEPTANCE OR 90 DAYS AFTER NOTIFICATION AND ACCEPTANCE, WHICHEVER IS LONGER.
13. REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER PER THE RECOMMENDATIONS OF THE SOIL ANALYSIS FROM THE SITE.
14. BACK FILL MATERIAL FOR TREE AND SHRUB PLANTING SHALL CONTAIN: ONE PART FINE GRADE COMPOST TO ONE PART TOPSOIL BY VOLUME, BONE MEAL PER MANUFACTURER'S RECOMMENDATION, AND SLOW RELEASE FERTILIZER PER MANUFACTURER'S RECOMMENDATION.
15. GROUND COVERS AND PERENNIALS SHALL BE PLANTED WITH A MAXIMUM 2 INCH COVER OF BARK MULCH WITH NO FOLIAGE COVERED.
16. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.
17. ALL PLANT MATERIALS SHALL BE NURSERY GROWN WITH HEALTHY ROOT SYSTEMS AND FULL BRANCHING, DISEASE AND INSECT FREE AND WITHOUT DEFECTS SUCH AS SUN SCALD, ABRASIONS, INJURIES AND DISFIGUREMENT.
18. ALL PLANT MATERIAL SHALL BE INSTALLED AT THE SIZE AND QUANTITY SPECIFIED. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SUB-STANDARD RESULTS CAUSED BY REDUCTION IN SIZE AND/OR QUANTITY OF PLANT MATERIALS.



Villebois



POLYGON NW COMPANY



PDP/FDP  
VILLEBOIS

Preliminary  
Development Plan  
&  
Final Development  
Plan

DETAILS

DATE 3/31/15

L2



Villebois



POLYGON NW COMPANY



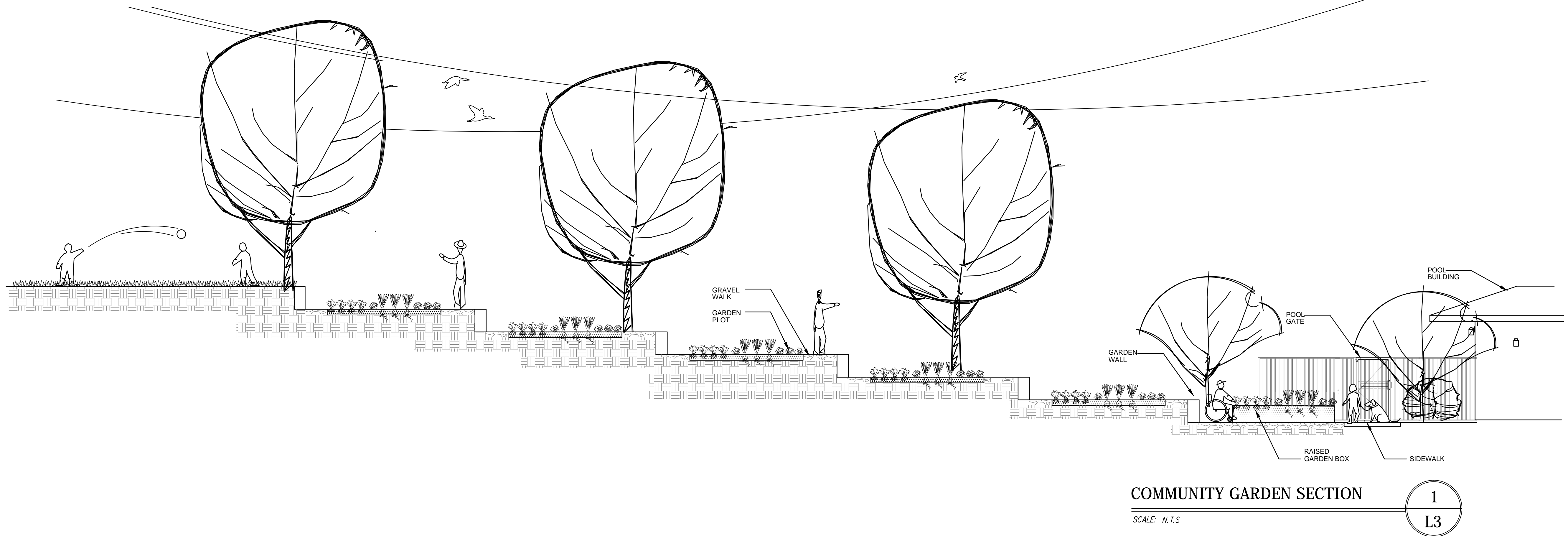
PDP/FDP  
VILLEBOIS

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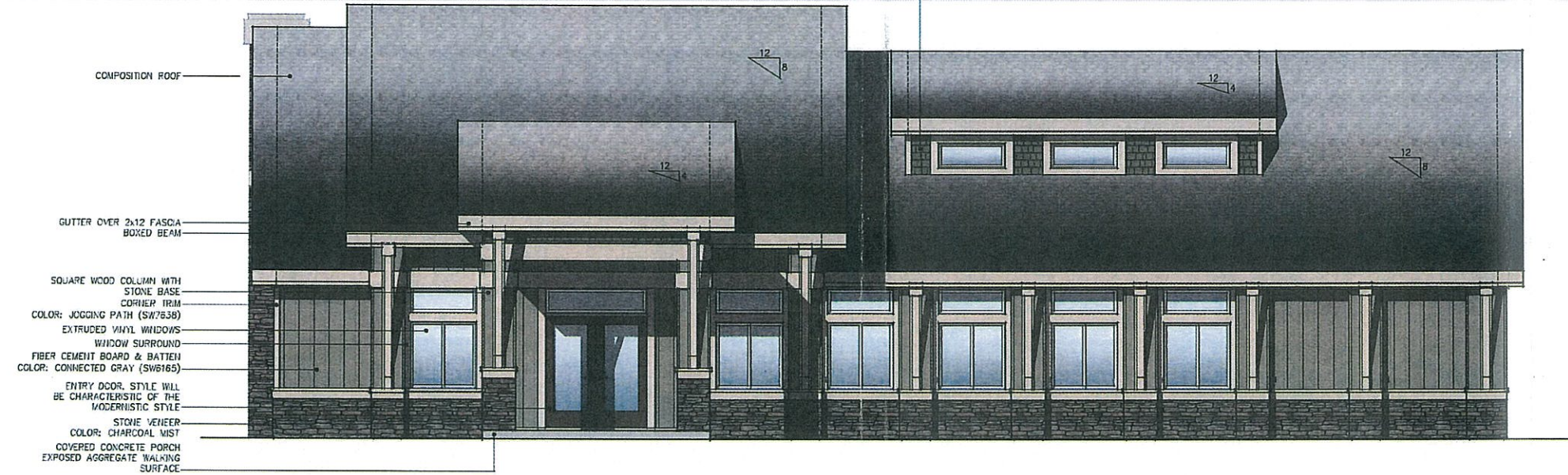
DETAILS

DATE 3/31/15

L3



FIBER CEMENT SHINGLE SIDING  
COLOR: SAGE GREEN LIGHT (SW2851)



COMPOSITION ROOF

GUTTER OVER 2x12 FASCIA  
BOXED BEAM

SQUARE WOOD COLUMN WITH  
STONE BASE  
CORNER TRIM  
COLOR: JOGGING PATH (SW7538)

EXTRUDED VINYL WINDOWS  
WINDOW SURROUND

FIBER CEMENT BOARD & BATTEN  
COLOR: CONNECTED GRAY (SW6165)

ENTRY DOOR. STYLE WILL  
BE CHARACTERISTIC OF THE  
WOODRUSTIC STYLE

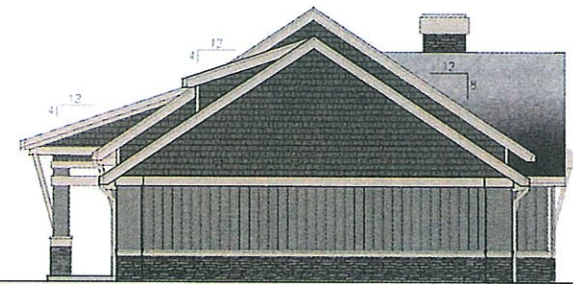
STONE VENEER  
COLOR: CHARCOAL MIST

COVERED CONCRETE PORCH  
EXPOSED AGGREGATE WALKING  
SURFACE

**FRONT ELEVATION**

1/4" = 1'-0"

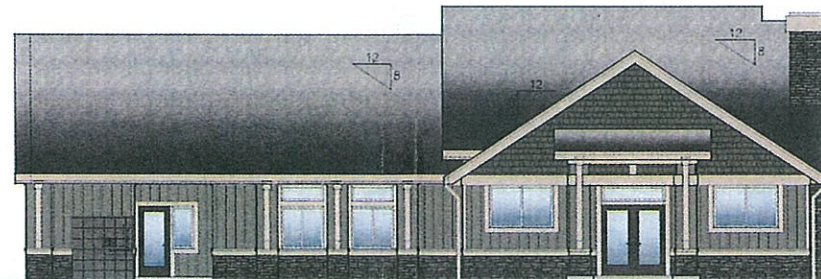
(AMERICAN MODERN)



**SIDE ELEVATION**

1/8" = 1'-0"

(AMERICAN MODERN)



**REAR ELEVATION**

1/8" = 1'-0"

(AMERICAN MODERN)

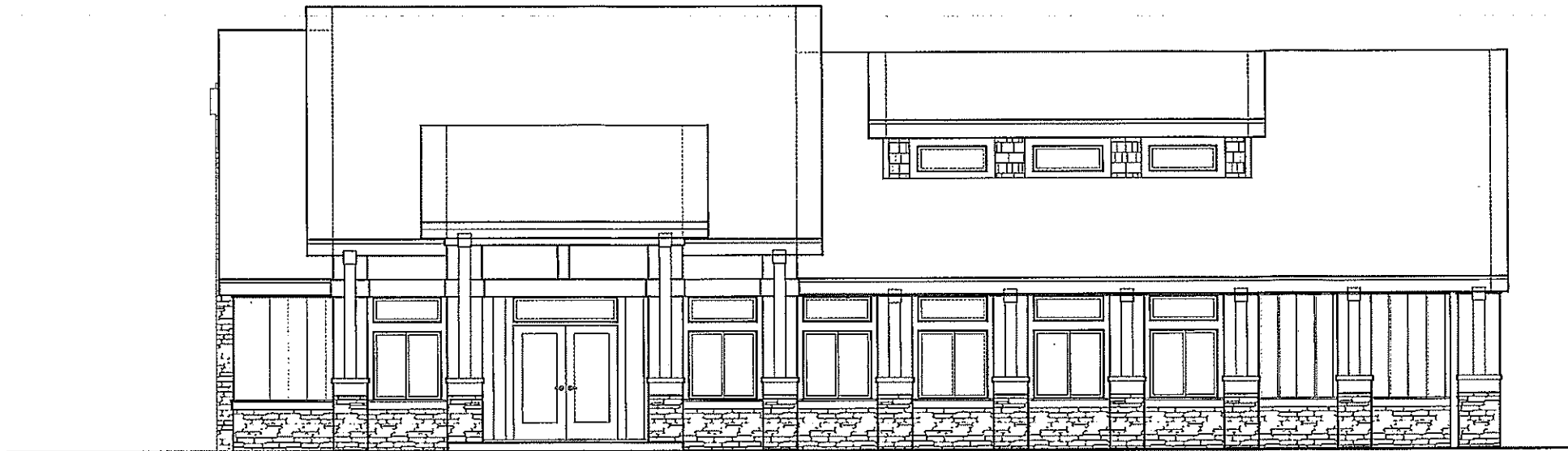


**SIDE ELEVATION**

1/8" = 1'-0"

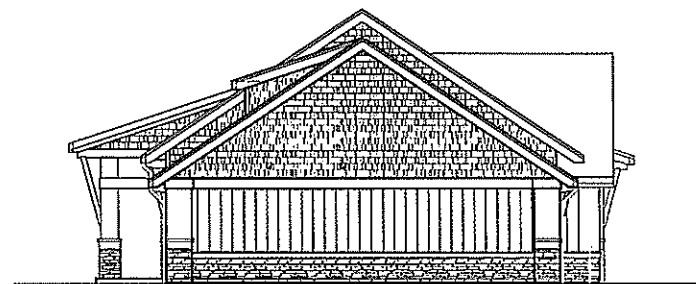
(AMERICAN MODERN)

 **City of Wilsonville**  
EXHIBIT B3 DB15-0017 et seq



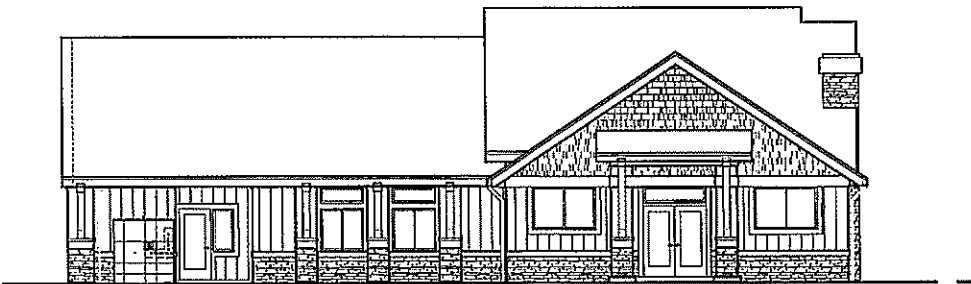
**FRONT ELEVATION**

1/4" = 1'-0"



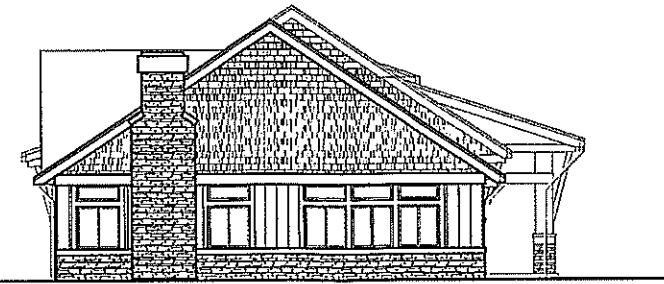
**SIDE ELEVATION**

1/8" = 1'-0"



**REAR ELEVATION**

1/8" = 1'-0"



**SIDE ELEVATION**

1/8" = 1'-0"

**Milbrandt Architects**  
 25 Central Way, Suite 210  
 Kirkland, Washington 98033  
 P: 425.454.7120 F: 425.658.1288  
 Web: www.milbrandtarch.com

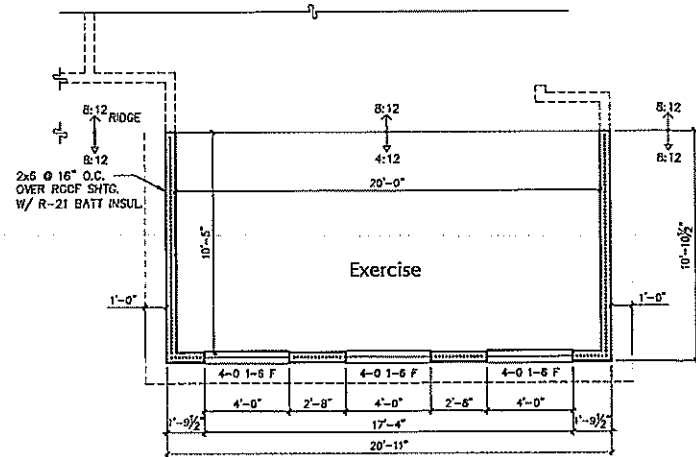
No.	Date
© Copyright 2012 Milbrandt Architects, INC. P.S. All rights reserved.	

**CLUB HOUSE ELEVATIONS**

Drawn By: EE  
 Date: 2-11-15

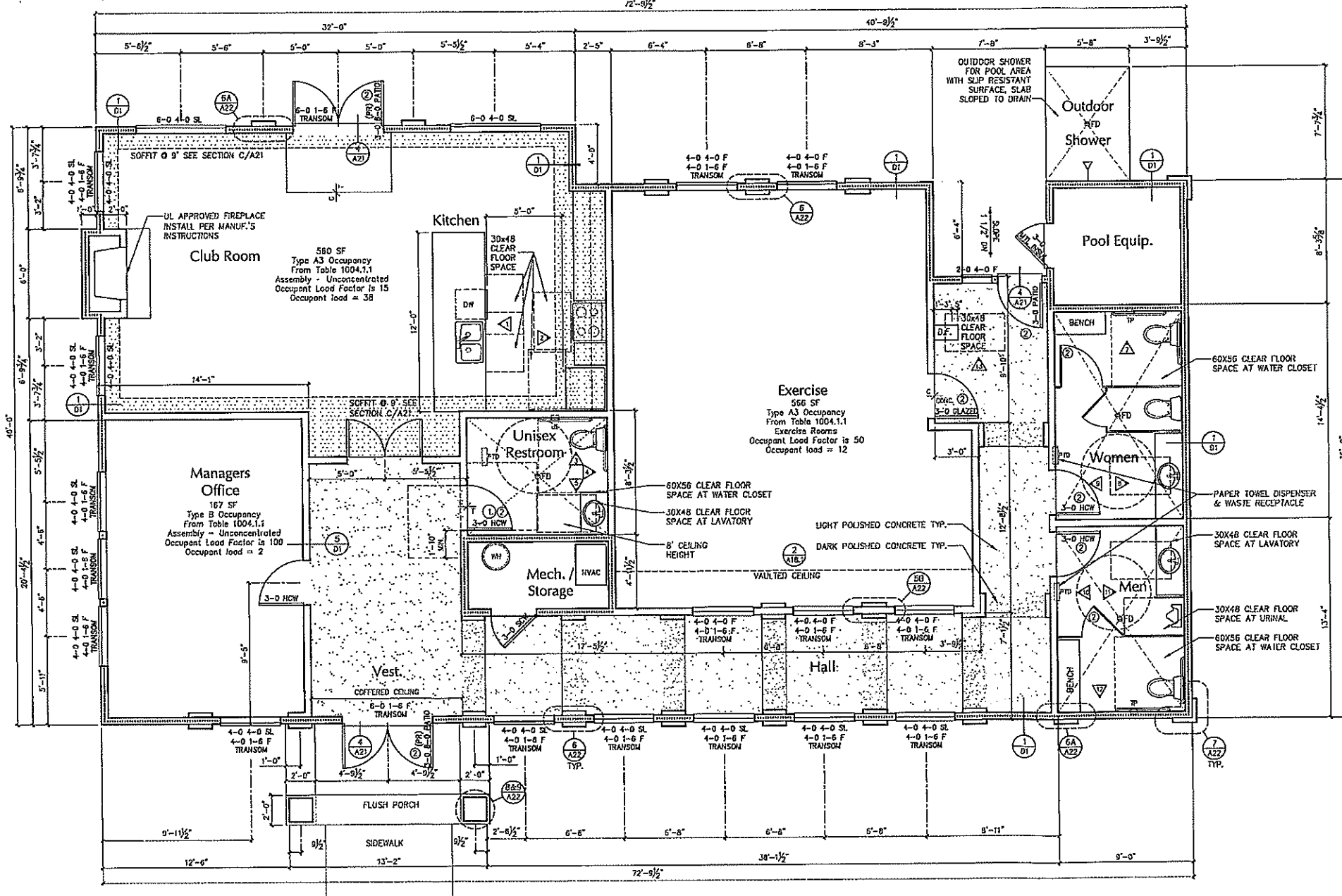
**Clubhouse**  
 for Bethany Creek Falls Development  
 Washington County, Oregon  
 Polygon Northwest Company

Job No.: 14-30  
 Sheet No.: **A1**



**CLERESTORIES**

1/4" = 1'-0"



**FLOOR PLAN**

1/4" = 1'-0"



**Milbrandt Architects**

25 Central Way, Suite 210  
 Kirkland, Washington 98033  
 P: 425.454.7130 F: 425.458.1200  
 Web: www.milbrandtarch.com

No.	Date	Revised

**CLUB HOUSE**  
 Floor Plan

Scale: 1/8" = 1'-0"  
 Drawn By: DJV/JAC  
 Date: 1-14-15

**Clubhouse**  
 for Bethany Creek Falls Development  
 Washington County, Oregon  
 Polygon Northwest Company

Job No.: 14-30  
 Sheet No.:

**A18.1**

**DEVELOPMENT REVIEW BOARD MEETING**

**MONDAY, MAY 11, 2015**

**6:30 PM**

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**VIII. Board Member Communications:**

**A. Agenda Results from the April 27, 2015 DRB  
Panel B meeting**

# City of Wilsonville

## Development Review Board Panel B Meeting Meeting Results

<b>DATE:</b> <b>APRIL 27, 2015</b>		<b>TIME END: 6:52 P.M.</b>
<b>LOCATION:</b> 29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR		
<b>TIME START:</b> <b>6:30 P.M.</b>		

### ATTENDANCE LOG

BOARD MEMBERS	STAFF
Aaron Woods	Blaise Edmonds
Dianne Knight	Barbara Jacobson
Cheryl Dorman	
Shawn O'Neil	
Richard Martens	
City Council Liaison: Julie Fitzgerald was absent.	

### AGENDA RESULTS

AGENDA	ACTIONS
CITIZENS' INPUT	None.
CONSENT AGENDA	
A. Approval of March 23, 2015 Minutes	A. Approved
PUBLIC HEARING	
A. <b>Resolution 303. Wilsonville Audi Building Addition: REBCO Properties LLC - owner.</b> The applicant is requesting approval of a Stage II Final Plan and Design Review Plan for a building addition to Wilsonville Audi. The site is located at 95 <sup>th</sup> Avenue on Tax Lot 800, Section 11A, T3S-R1W, Clackamas County, Oregon. Staff: Blaise Edmonds  Case Files:     DB15-0009 – Stage II Final Plan DB15-0010 – Site Design Review	A. Unanimously approved
BOARD MEMBER COMMUNICATIONS	None.
A. Results of the April 13, 2015 DRB Panel A meeting	
STAFF COMMUNICATIONS	
	Barbara Jacobson announced that Mr. Downs had decided to forgo his LUBA appeal regarding case files AR14-0077 and DB15-0006.

**RECORDED BY: SW**